City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Meeting Agenda

Wednesday, March 4, 2026

7:00 PM

Meeting can be viewed on Board of Alders YouTube.

Board of Alders Chamber - 165 Church Street, New Haven - 2nd Floor

Board of Alders

Attendance.

Divine Guidance.

Approval of The Journal of February 17, 2025, Board of Alders Meeting.

* ELECTIONS

By Resolution:

Peace Commission. Two Members (multi-partisan). Two-Year Term.

* UNANIMOUS CONSENT

LM-2026-0080 ORDER FROM THE TAX COLLECTOR CONCERNING TAX REFUNDS (MARCH 4, 2026)

LM-2026-0077 ORDER OF THE NEW HAVEN BOARD OF ALDERS CONCERNING ASSISTANCE WITH THE REAL PROPERTY TAXES OF MICHAEL DEGENARO ON MOTOR VEHICLE TAX ACCOUNTS 727431, 727432, AND 106679

LM-2026-0078 ORDER OF THE BOARD OF ALDERS CONCERNING ASSISTANCE WITH REAL PROPERTY TAXES OF ALPHONSO R. DOLBERRY-LOPES ON MOTOR VEHICLE TAX ACCOUNT NUMBERS 63901, 63979, AND 64643.

LM-2026-0079 ORDER OF THE BOARD OF ALDERS CONCERNING ASSISTANCE WITH REAL PROPERTY TAXES OF JENNIFER PIETRUSZKA ON MOTOR VEHICLE TAX ACCOUNT NUMBER 92026.

LM-2026-0061 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF RICHARD WARREN ON MOTOR VEHICLE TAX ACCOUNTS 105967 AND 106679

* COMMUNICATIONS

budget
https://www.newhavenct.gov/government/departments-divisions/office-of-policy-management-and-grants/annual-city-budgets-audits

LM-2026-0060 ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF JANUARY 2026 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

LM-2026-0068 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF CRYSTAL FERNANDEZ TO THE AFFORDABLE HOUSING COMMISSION.

LM-2026-0062 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LISA BRANDES TO THE DEVELOPMENT COMMISSION.

LM-2026-0069 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SHAKAYA KITCHENS TO THE HOMELESS ADVISORY COMMISSION.

LM-2026-0070 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF VICTOR RODRIGUEZ TO THE HOMELESS ADVISORY COMMISSION.

LM-2026-0071 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LELAND MOORE TO THE PORT AUTHORITY BOARD OF COMMISSIONERS AS THE BOARD OF ALDERS REPRESENTATIVE.

LM-2026-0065 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SEFORA CLEMENTE TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

LM-2026-0067 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF STACYE GUERRERO TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

LM-2026-0064 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF KELVIN RUTLEDGE TO THE YOUTH COMMISSION.

LM-2026-0063 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF ALAYNA STONE TO THE YOUTH COMMISSION.

LM-2026-0073 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF KATHRYN GREENE-MCCREIGHT TO THE HOMELESS ADVISORY COMMISSION.

LM-2026-0074 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LESLIE STARKES TO THE HOMELESS ADVISORY COMMISSION.

LM-2026-0075 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF MICHEAL LAWLOR TO THE BOARD OF POLICE COMMISSIONERS.

LM-2026-0076 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF TRACEY MEARES TO THE BOARD OF POLICE COMMISSIONERS.

LM-2026-0072 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JOYCE ALTON TO THE GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY BOARD OF DIRECTORS.

LM-2026-0044 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO PARTICIPATE IN, APPLY FOR, AND ACCEPT COMMUNITY INVESTMENT FUND PLANNING GRANTS FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED $250,000 TO SUPPORT PLANNING ACTIVITIES RELATED TO THE ESTABLISHING OF AN HBCU IN NEW HAVEN.

LM-2026-0082 ORDER OF THE NEW HAVEN BOARD OF ALDERS CONCERNING THE LETTER TO THE NEW HAVEN BOARD OF ALDERS REGARDING THE PREPARATION OF THE FY2024-2025 ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2025 FROM CLIFTONLARSONALLEN LLP.

* FIRST READINGS

Community Development. Favorable.

LM-2026-0007 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

Health and Human Services. Favorable.

LM-2025-0643 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN CALLING FOR A WORKSHOP REGARDING THE CATERING LICENSE FEE AND A “FIRST YEAR FREE” POLICY FOR NEW HAVEN FOOD BUSINESSES.

LM-2025-0642 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN CALLING FOR A WORKSHOP REGARDING THE CREATION OF A PACKAGED GOODS VENDOR PERMIT FOR LOW-RISK, SEALED FOOD PRODUCERS.

Legislation. Favorable.

OR-2026-0003 ZONING ORDINANCE TEXT AND MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO RECLASSIFY CERTAIN PROPERTIES FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY DISTRICT; TO ALLOW RESIDENTIAL USES IN THE

TRANSIT-ORIENTED COMMUNITY DISTRICT; AND TO AMEND SECTION 42, TABLE 3 (USE TABLE), TO IMPLEMENT THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN.

Joint Legislation/Tax Abatement. Favorable.

LM-2025-0676 ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

OR-2026-0002 ZONING MAP AMENDMENT APPROVING THE ZONING DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE FROM INDUSTRY H DISTRICT - HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2).

*** SECOND READINGS**

Finance. Favorable.

LM-2026-0015 ORDER OF THE NEW HAVEN BOARD OF ALDERS TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE NEW HAVEN BOARD OF EDUCATION AND THE NEW HAVEN FEDERATION OF TEACHERS, LOCAL 933, AFT, AFL-CIO FROM JULY 1, 2026, TO JUNE 30, 2029

LM-2026-0014 ORDER OF THE NEW HAVEN BOARD OF ALDERS TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE NEW HAVEN BOARD OF EDUCATION AND THE SCHOOL ADMINISTRATORS ASSOCIATION OF NEW HAVEN, INC., AFSA LOCAL 18, FROM JULY 1, 2026, TO JUNE 30, 2029

LM-2025-0639 ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING A NEW THREE-YEAR AGREEMENT WITH VERIZON WIRELESS FOR USE OF CELLULAR SERVICES BY THE CITY OF NEW HAVEN AND BOARD OF EDUCATION

OR-2026-0004 ORDINANCE AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO APPROPRIATING ORDINANCE # 1 RECLASSIFYING THE POSITION OF LIBRARY TECHNOLOGY SUPERVISOR, POSITION NO. 23001, WITHIN THE PUBLIC LIBRARY BUDGET FROM THE SPECIAL

FUNDS BUDGET TO THE GENERAL FUND BUDGET AND RECLASSIFYING THE SUPERVISING LIBRARIAN, POSITION NO. 2010, FROM THE GENERAL FUND BUDGET TO THE SPECIAL FUND BUDGET

LM-2025-0641 ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF NOVEMBER 2025 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

LM-2026-0031 ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF DECEMBER 2025 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

Finance. Leave to Withdraw

LM-2025-0606 ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE OFFICE OF THE CORPORATION COUNSEL TO ENTER INTO A MULTI-YEAR PRODUCT AND SERVICE AGREEMENT WITH ISO CLAIMS PARTNERS, INC. TO SUBSCRIBE TO MSP NAVIGATOR AND RELATED SERVICES, A SYSTEM FOR REPORTING BODILY INJURY CLAIM DATA OF MEDICATE ELIGIBLE CLAIMANTS TO THE CENTERS FOR MEDICARE & MEDICAID SERVICES (CMS) FOR THE PURPOSE OF FACILITATING CUSTOMER COMPLIANCE WITH SECTION 111 OF MEDICARE, MEDICAID AND SCHIP EXTENSION ACT OF 2007, P.L. 110-173 (“SECTION 111”).

* MISCELLANEOUS

Motion to Discharge

From the Chair of Community Development Committee submitting a motion to discharge the following item and take it up for immediate action

LM-2026-0009 ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

Motion to Amend Matters Previously Adopted

From the Chair of Education Committee submitting a motion to amend by substitution the following matters previously adopted on May 5, 2025 and amended on July 7, 2025 and take them up for immediate actionL

LM-2025-0223 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS

AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

LM-2025-0226 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

LM-2025-0228 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

City of New Haven

165 Church Street
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Text File

File Number: LM-2026-0080

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Resolution

Agenda Number:

BE IT HEREBY ORDERED by the New Haven Board of Alders that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

ACCT#	NAME	TAX
50282	ACAR LEASING	$408.54
50854	AIELLO REGINA	$64.73
54799	BEVERLY DENISHA	$152.32
55045	BIGIO LISA	$163.84
55352	BLUMELL PHILIP	$291.01
9641	COTALITY	$486.98
18868	COTALITY	$2,270.95
61779	COZZI MICHAEL	$66.55
62213	CSW LLC	$455.09
357062	DE FOODS LLC	$1,076.27
74789	HONDA LEASE TRUST	$794.62
75062	HUANG HAOCHENG	$739.48
82353	HYUNDAI LEASE TITLING TRUST	$356.93
88110	HYUNDAI LEASE TITLING TRUST	$250.53
80759	JACKSON SHATOUR	$8.11
76864	JOHNSON LESLIE	$55.83
22576	KATELLA-COFRANCESCO KATHLEEN	$4,698.26
27691	KHETRAPAL VARNICA	$4,239.05
79795	IROD LEE	$278.35
79895	IROD LEE	$344.57
12825	LEFFELL CINDY	$10,385.25

$27,587.26

3.04.26 PENDING BOA

ORDER FROM THE TAX COLLECTOR CONCERNING TAX REFUNDS (MARCH 4, 2026)

ACCT#	NAME	ADDRESS	TAX	APPROVED	REFUND AMT
50282	ACAR LEASING	P O BOX 1990 FORT WORTH, TX 76101	$408.54		$408.54
50854	AIELLO REGINA	10 MORRIS AVE NEW HAVEN, CT 06512	$64.73		$64.73
54799	BEVERLY DENISHA	185 MORSE ST HAMDEN, CT 06517	$152.32		$152.32
55045	BIGIO LISA	28 POPE STREET NEW HAVEN, CT 06512	$163.84		$163.84
55352	BLUMELL PHILIP	702 GOLF DR EAST HAVEN, CT 06512	$291.01		$291.01
9641	COTALITY	P O BOX 9202 COPPELL, TX 75019	$486.98		$486.98
18868	COTALITY	3001 HACKBERRY RD IRVING, TX 75063	$2,270.95		$2,270.95
61779	COZZI MICHAEL	181 WOODWARD AVE NEW HAVEN, CT	$66.55		$66.55
62213	CSW LLC	1 PRESTIGE DR SUITE 103 MERIDEN, CT 06450	$455.09		$455.09
357062	DE FOODS LLC	101 ACCORD PARK DR STE 104 NORWELL, MA 02061	$1,076.27		$1,076.27
74789	HONDA LEASE TRUST	11675 GREAT OAKS WAY SUITE 200 ALPHARETTA, GA 30022	$794.62		$794.62
75062	HUANG HAOCHENG	355 SADLER ROW APT. 506 CARMEL, IN 46032	$739.48		$739.48
82353	HYUNDAI LEASE TITLING TRUST	4100 WILDWOOD PARKWAY SUITE 200 ATLANTA, GA 30339	$356.93		$356.93
88110	HYUNDAI LEASE TITLING TRUST	3161 MICHELDON DR STE 1900 IRVINE, CA 92612	$250.53		$250.53
80759	JACKSON SHATOUR	81 LIBERTY ST NEW HAVEN, CT 06519	$8.11		$8.11
76864	JOHNSON LESLIE	261 WEST IVY ST 1ST FL NEW HAVEN, CT 06511	$55.83		$55.83
22576	KATELLA-COFRANCESCO KATHLEEN	316 WINTHROP AVE NEW HAVEN, CT 06511	$4,698.26		$4,698.26
27691	KHETRAPAL VARNICA	135 CURTIS DR NEW HAVEN, CT 06515	$4,239.05		$4,239.05
79795	IROD LEE	91 CURTIS DR NEW HAVEN, CT 06515	$278.35		$278.35
79895	IROD LEE	91 CURTIS DR NEW HAVEN, CT 06515	$344.57		$344.57
12825	LEFFELL CINDY	P.O. BOX 9644 NEW HAVEN, CT 06536	$10,385.25		$10,385.25
			$27,587.26		$27,587.26
	3.04.26 PENDING BOA				

ORDER FROM THE TAX COLLECTOR CONCERNING TAX REFUNDS (DATE)

BE IT HEREBY ORDERED by the New Haven Board of Alders that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

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	3.04.26 PENDING BOA	

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			$27,587.26		$27,587.26
	3.04.26 PENDING BOA				

50282

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME _____ ACAR Leasing PHONE 615 248-2266

MAILING ADDRESS P.O. BOX 1990
Fort Worth , TX 76101

PROPERTY: Type--> ___Real ___Personal ✓ Motor Vehicle--> ID# 9AAHM3

Location _____

AMOUNT OF REFUND REQUESTED: $ 408.54

RECITAL OF FACTS: Why do you think you are entitled to a refund?

Sold 1/2024

SIGNATURE _____ DATE 12/19/2025

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 50282 TYPE 03 YEAR 2023 DUE DATE 7/2024 DATE PAID 7/19/2024

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
___ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
✓ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 408.54

Prepared by DC Tax Collector TAMARA KIRBY TAX COLLECTOR CITY OF NEW HAVEN Date 2/12/2026

TAMARA KIRBY
TAX COLLECTOR CITY OF NEW HAVEN

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Regina Aiello PHONE 2034307818

MAILING ADDRESS 10 Morris Ave
New Haven, CT 06512-4421

PROPERTY: Type--> ___Real ___Personal X Motor Vehicle--> ID# _____

Location _____

AMOUNT OF REFUND REQUESTED: $ 64.73

RECITAL OF FACTS: Why do you think you are entitled to a refund?

SIGNATURE Regina Aiello DATE 12/31/25

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. Copy of Cancelled Check Front & Back or Copy of Receipt

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 50854 TYPE 03 YEAR 2024 DUE DATE 7/2025 DATE PAID 7/22/25

Approval:

___ Sec. 12-128 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statute, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
--> Sec. 12-129 --> Excess payment:
___ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
X Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
--> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

--> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of --> $ 64.73

Prepared by DC Tax Collector TAMARA KIRBY TAX COLLECTOR CITY OF NEW HAVEN Date 1/7/26

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Denisha Beverly PHONE 203-909-2860

MAILING ADDRESS 185 Morse Hamden CT. 06517

PROPERTY: Type--> ___Real ___Personal ✓Motor Vehicle--> ID# 2023-03-54799

Location _____

AMOUNT OF REFUND REQUESTED: $ 141.69 + 10.63 = 152.32

RECITAL OF FACTS: Why do you think you are entitled to a refund?

SIGNATURE Denisha Beverly DATE 1/6/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 54799 TYPE 03 YEAR 2023 DUE DATE 7/2024 DATE PAID 11/8/24

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
___ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
✓ Clerical error, Assessor or Board of Assessment Appeals.
✓ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 152.32

Prepared by DC Tax Collector TAMARA KIRBY
TAX COLLECTOR CITY OF NEW HAVEN Date 1/7/26

MA

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Lisa Bigio PHONE 203 671 7458

MAILING ADDRESS 28 Pope street
New Haven CT 06512

PROPERTY: Type--> ___Real ___Personal ✓Motor Vehicle--> ID# 5TDGZRBH1LS035482
Location 28 Pope street, New Haven, CT 06512

AMOUNT OF REFUND REQUESTED: $ 163.84

RECITAL OF FACTS: Why do you think you are entitled to a refund?
I canceled the Plate and traded the car in 6/2025. And I am receiving taxes on the new car as well.

SIGNATURE [signature] DATE 2/2/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 55045 TYPE 03 YEAR 2024 DUE DATE 1/2026 DATE PAID 1/23/26

Approval:
___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
___ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:
---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of -----------> $ 163.84

Prepared by DC Tax Collector TAMARA KIRBY ~~TAX COLLECTOR~~ CITY OF NEW HAVEN Date 2/20/26

55352.

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Philip Blumell PHONE 203) 645-1298

MAILING ADDRESS 102 golf dr. East Haven CT 06512

PROPERTY: Type--> ___Real ___Personal ✓Motor Vehicle--> ID# _____

Location _____

AMOUNT OF REFUND REQUESTED: $ 291.01

RECITAL OF FACTS: Why do you think you are entitled to a refund?

I Paid Tax for New Haven as i live in Easthaven sent 2023 & 2024 / 2025

SIGNATURE Philip Blumell DATE 12/30/25

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 55352 TYPE 03 YEAR 2024 DUE DATE 7/2025 DATE PAID 7/22/25

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
___ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
✓ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 291.01

Prepared by DC Tax Collector TAMARA KIRBY ~~TAX COLLECTOR CITY OF NEW HAVEN~~ Date 2/20/26

MK

01-0004641

57

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME COTALITY PHONE 817-699-2106

MAILING ADDRESS PO BOX 9202
COPPELL TEXAS 75019

PROPERTY: Type--> ✓ Real ___ Personal ___ Motor Vehicle--> ID# _____
Location _____

AMOUNT OF REFUND REQUESTED: $ 486.98

RECITAL OF FACTS: Why do you think you are entitled to a refund?

_____

_____

SIGNATURE _____ DATE _____

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 9041 TYPE 01 YEAR 2023 DUE DATE 1/2025 DATE PAID 5/5/25

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
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___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of -----------> $ 486.98

Prepared by DC Tax Collector TAMARA KIRBY
TAX COLLECTOR CITY OF NEW HAVEN
Date 2/20/26

MB

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Cotality PHONE

MAILING ADDRESS 3001 Hackberry Rd
Irving, TX 75063

PROPERTY: Type--> yes Real ___ Personal ___ Motor Vehicle--> ID# 297 0269 01000

Location 416 ELM ST AKA 251 DWIGHT ST, NEW HAVEN CT 06511

AMOUNT OF REFUND REQUESTED: $ 2,270.95

RECITAL OF FACTS: Why do you think you are entitled to a refund?
. The assessor's office posted an adjustment amount for a credit of $2,270.95 on 2/3/2026.

SIGNATURE Poornima HS DATE 02/11/2026

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 18868 TYPE 01 YEAR 2024 DUE DATE 7/2026 DATE PAID 1/29/26

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
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___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
✓ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 2270.95

Prepared by DC Tax Collector TAMARA KIRBY TAX COLLECTOR CITY OF NEW HAVEN Date 2/24/26

61779.

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Michael Corr PHONE 203 215 5814

MAILING ADDRESS 181 Woodward Ave New Haven CT 06512

PROPERTY: Type--> ___Real ___Personal X Motor Vehicle--> ID# 006 1779 or 2024 MV-0208621

Location

AMOUNT OF REFUND REQUESTED: $ 66.55

RECITAL OF FACTS: Why do you think you are entitled to a refund?

- over payment

SIGNATURE Michael Corr DATE 2/2/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 061779 TYPE 03 YEAR 2024 DUE DATE 1/2026 DATE PAID 1/29/2026

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
✓ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other -->

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ---------> $ 66.55

Prepared by DC Tax Collector TAMARA KIRBY
TAX COLLECTOR CITY OF NEW HAVEN Date 2/20/26

MR

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME CSW, LLC PHONE 203-583-0415

MAILING ADDRESS 1 Prestige Drive, Suite 103, Meriden, CT 06450

PROPERTY: Type--> ___Real ___Personal ✓Motor Vehicle--> ID# 62213

Location _____

AMOUNT OF REFUND REQUESTED: $ 455.09

RECITAL OF FACTS: Why do you think you are entitled to a refund?

We overpaid our 2023 MV tax bill for the 2019 RAM 1500 REB

SIGNATURE _____ DATE 01/12/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 02213 TYPE 03 YEAR 2023 DUE DATE 7/2024 DATE PAID 7/9/24

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
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___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

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___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 455.09

Prepared by DC Tax Collector TAMARA KIRBY Date 2/20/26
TAX COLLECTOR CITY OF NEW HAVEN

357062.

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME DE FOODS, LLC PHONE 781-982-0755 ext 12

MAILING ADDRESS 101 Accord Park Drive, Ste 104
NORWELL MA 02061

PROPERTY: Type--> ___Real ___(Personal X)___Motor Vehicle--> ID#_____

Location _____

AMOUNT OF REFUND REQUESTED: $ 1,076.27

RECITAL OF FACTS: Why do you think you are entitled to a refund?
We paid # 1076.27 on 7/22/24 and then sent a check for the full amt $2152.54 in error on 1/31/25

SIGNATURE David E Evans DATE 1/7/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt** ✓

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 357062 TYPE 02 YEAR 2023 DUE DATE 1/2025 DATE PAID 2/3/2025

Approval:
___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
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___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:
---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 1,076.27

Prepared by DC Tax Collector TAMARA KIRBY TAX COLLECTOR CITY OF NEW HAVEN Date 2/20/26

MA

74789.

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Honda Lease TRUST PHONE

MAILING ADDRESS 11675 Great oaks Way Ste 200
Alpharetta, GA 30022

PROPERTY: Type--> ✗ Real ___ Personal ✓ Motor Vehicle--> ID# BR93H29

Location

AMOUNT OF REFUND REQUESTED: $ 794.62

RECITAL OF FACTS: Why do you think you are entitled to a refund?
excess tax

SIGNATURE [signature] DATE 1/14/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 74789 TYPE 03 YEAR 2024 DUE DATE 7/2025 DATE PAID 7/31/25

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
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___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
✓ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other -->

Denial:

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___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of -----------> $ 794.62

Prepared by DC Tax Collector _____ Date 2/20/26

TAMARA KIRBY
TAX COLLECTOR CITY OF NEW HAVEN

MA

75062

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Haocheng Huang PHONE 571-4207792

MAILING ADDRESS 355 Saddler Row, Apt 506, Carmel, IN, 46032

PROPERTY: Type--> ___Real ___Personal X Motor Vehicle--> ID# 75062

Location Carmel, IN

AMOUNT OF REFUND REQUESTED: $ 739.48

RECITAL OF FACTS: Why do you think you are entitled to a refund?

over-paid tax after adjustment ~~for~~ in 2025

SIGNATURE [signature] DATE 01/11/2026

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 75062 TYPE 03 YEAR 2024 DUE DATE 7/2025 DATE PAID 12/31/25

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
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___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
✓ Clerical error, Assessor or Board of Assessment Appeals.
✓ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of -----------> $ 739.48

Prepared by DC Tax Collector TAMARA KIRBY TAX COLLECTOR CITY OF NEW HAVEN Date 2/20/26

MA

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Hyundai Lease Titling Trust PHONE 312 754 7149

MAILING ADDRESS 3161 Michelson Dr Ste 1900
Irvine CA 92612-4418

PROPERTY: Type--> ___Real ___Personal X Motor Vehicle--> ID# 88110
Location _____

AMOUNT OF REFUND REQUESTED: $ 250.53

RECITAL OF FACTS: Why do you think you are entitled to a refund?
Due to an Assessor's Adjustment

SIGNATURE Jamie D Garcia DATE 1/26/2026

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. Copy of Cancelled Check Front & Back or Copy of Receipt

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 88110 TYPE 04 YEAR 2024 DUE DATE 1/2026 DATE PAID 1/15/26

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statute, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
--> Sec. 12-129 --> Excess payment:
___ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
_✓_ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
--> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

--> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of --> $ 250.53

Prepared by DC Tax Collector TAMARA KIRBY Date 2/25/26
TAX COLLECTOR CITY OF NEW HAVEN

82353

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Hyundai Capital America Payment Processing PHONE 847-558-5692

MAILING ADDRESS 4100 Wildwood Parkway, Suite 200
Atlanta, GA 30339-8400

PROPERTY: Type--> ___Real ___Personal X Motor Vehicle--> ID# BS64143
Location _____

AMOUNT OF REFUND REQUESTED: $~~664.59~~ 356.93

RECITAL OF FACTS: Why do you think you are entitled to a refund?

Sold/Terminated

SIGNATURE Laura Nutter DATE 2/10/2026

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 82353 TYPE 04 YEAR 2024 DUE DATE 1/2026 DATE PAID 1/15/26

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
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___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

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___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 356.93

TAMARA KIRBY

Prepared by DC Tax Collector TAX COLLECTOR CITY OF NEW HAVEN Date 2/25/26

80759.

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Shatour Jackson PHONE (475) 3658684

MAILING ADDRESS 81 Liberty St New Haven CT 06519

PROPERTY: Type--> ___Real ___Personal ___Motor Vehicle--> ID#_____

Location _____

AMOUNT OF REFUND REQUESTED: $ 8.11

RECITAL OF FACTS: Why do you think you are entitled to a refund?

SIGNATURE _____ DATE Feb 17 2025

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 80759 TYPE D4 YEAR 2024 DUE DATE 1/2026 DATE PAID 2/17/2026

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
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___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
✓ Clerical error, Assessor or Board of Assessment Appeals.
✓ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 8.11

Prepared by DC Tax Collector TAMARA KIRK TAX COLLECTOR CITY OF NEW HAVEN Date 2/25/26

SJ

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Leslie Johnson PHONE (203) 809-8355

MAILING ADDRESS 261 West Ivy street 1st Floor
New Haven CT 06511

PROPERTY: Type--> ___Real X Personal ✓ Motor Vehicle--> ID# ~~76 8464~~

Location _____

AMOUNT OF REFUND REQUESTED: $~~48.91~~ 55.83. (48.91 + 6.92 interest)

RECITAL OF FACTS: Why do you think you are entitled to a refund?

I over paid

SIGNATURE Leslie Johnson DATE 2/11/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 768604 TYPE 03 YEAR 2024 DUE DATE 7/2025 DATE PAID 2/3/2026

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
___ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
✓ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of -----------> $ 55.83

Prepared by DC Tax Collector TAMARA KIRBY Date 2/25/26
TAX COLLECTOR CITY OF NEW HAVEN

22576

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME KATHLEEN KATELLA-COFRANCESCO PHONE 203-214-8106

MAILING ADDRESS 316 WINTHROP AVENUE
NEW HAVEN, CT 06511

PROPERTY: Type--> ✓ Real ___ Personal ___ Motor Vehicle--> ID# _____

Location 316 WINTHROP AVE, NEW HAVEN, CT

AMOUNT OF REFUND REQUESTED: $ 4698.26

RECITAL OF FACTS: Why do you think you are entitled to a refund?

SIGNATURE Kathleen Katella-Cofrancesco DATE 2/8/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 22576 TYPE 01 YEAR 2024 DUE DATE 1/2026 DATE PAID 1/20/2026

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
✓ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 4698.26

Prepared by DC Tax Collector TAMARA KIRBY
TAX COLLECTOR CITY OF NEW HAVEN
Date 2/25/26

MA

27691

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME VARNICA KHETRAPAL PHONE 203-768-0198

MAILING ADDRESS 135 CURTIS DR. NEW HAVEN, 06515

PROPERTY: Type--> ✓ Real ___Personal ___Motor Vehicle--> ID# _____

Location _____

AMOUNT OF REFUND REQUESTED: $ 4239.05

RECITAL OF FACTS: Why do you think you are entitled to a refund?

DUPLICATE PAYMENT. VIA MORTGAGE AND ME.

SIGNATURE Vkhetrapal DATE 2/19/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 27691 TYPE 01 YEAR 2024 DUE DATE 1/2026 DATE PAID 1/5/2026

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
✓ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 4239.05

Prepared by DC Tax Collector TAMARA KIRBY TAX COLLECTOR CITY OF NEW HAVEN Date 2/25/26

SJ

74745

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME IROD LEE PHONE 203-676-2568

MAILING ADDRESS 91 CURTIS DRIVE
NEW HAVEN, CT 06515

PROPERTY: Type--> ___Real ___Personal ___Motor Vehicle--> ID# 79795

Location _____

AMOUNT OF REFUND REQUESTED: $ 278.35

RECITAL OF FACTS: Why do you think you are entitled to a refund?
Overpayment for 2025-2026

SIGNATURE Irod Lee DATE 2/13/2025

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 79795 TYPE 03 YEAR 2024 DUE DATE 1/2026 DATE PAID 1/21/2026

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec 12-129 --> Excess payment:
✓ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 278.35

Prepared by DC Tax Collector TAMARA KIRBY
TAX COLLECTOR CITY OF NEW HAVEN
Date 2/25/26

LM

2022-MV-0021420 79895

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME IROD LEE PHONE 203-676-2568

MAILING ADDRESS 91 Curtis Drive
New Haven, CT. 06515

PROPERTY: Type--> ___Real ___Personal (✓ Motor Vehicle--> ID# 79895

Location _____

AMOUNT OF REFUND REQUESTED: $ 344.57

RECITAL OF FACTS: Why do you think you are entitled to a refund?
OVERPAYMENT MADE IN 2023-2024

SIGNATURE Irod Lee DATE 2-13-2025

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 79895 TYPE 03 YEAR 2022 DUE DATE 1/2024 DATE PAID 1/17/2024

Approval:

___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
--> Sec. 12-129 --> Excess payment:
✓ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:

---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of ----------> $ 344.57

Prepared by DC Tax Collector _____ Date 2/25/26

TAMARA KIRBY
TAX COLLECTOR CITY OF NEW HAVEN

check # 443
1/17/2024
9167.

LM

12825

CITY OF NEW HAVEN, CONNECTICUT
APPLICATION FOR TAX REFUND

Adopted 10/21/91
Revised 03/28/01

NAME Cindy Leffell PHONE 203-314-3470

MAILING ADDRESS PO Box 9644
New Haven CT 06536

PROPERTY: Type--> ✓ Real ___ Personal ___ Motor Vehicle--> ID# _____
Location 28 Lincoln Street New Haven CT 06511

AMOUNT OF REFUND REQUESTED: $ 10,385.25

RECITAL OF FACTS: Why do you think you are entitled to a refund?
overpayment

SIGNATURE Cindy Leffell DATE 2/16/26

Applicant: Submit this form, with proof of payment attached, to the New Haven Tax Collector, 165 Church Street, New Haven, CT 06510. **Copy of Cancelled Check Front & Back or Copy of Receipt.**

TAX COLLECTOR'S RECOMMENDATION & CERTIFICATION

BILL # 12825 TYPE 01 YEAR 2024 DUE DATE 1/2026 DATE PAID 1/22/26

Approval:
___ Sec. 12-126 --> Personal property tax paid in another municipality.
___ Sec. 12-127 --> Exempt statuts, blind or veteran/relative.
___ Sec. 12-128 --> Tax erroneously collected, veteran/relative.
---> Sec. 12-129 --> Excess payment:
✓ In excess of the principal as entered in the rate book.
___ In excess of the legal interest, penalty or fees.
___ Applicant is be statute exempt, entitled to abatement.
___ Clerical error, Assessor or Board of Assessment Appeals.
___ Certificate of correction issued.
---> Other Authority: ___ Bankruptcy Court ___ Tax Appeal ___ Other Judgment/Settlement
___ Other --> _____

Denial:
---> Applicant filed after the period allowed by the statutes.
___ Sec. 12-127 --> 1 year from date evidence obtained.
___ Sec. 12-128 --> 6 years from payment date.
___ Sec. 12-129 --> 3 years from tax due date.
___ Sec. 12-129 --> Refund not allowed based on error of judgment by the Assessor.
___ Applicant does not meet the statutory requirements for entitlement to a refund.
___ Proof of payment was not received or payment by applicant was not verified.

Certification: Applicant is entitled to a refund of -----------> $ 10,385.25

Prepared by DC Tax Collector ~~TAMARA KIRBY~~ Date 2/25/26
TAX COLLECTOR CITY OF NEW HAVEN

LM

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0077

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

WHEREAS, Michael DeGenaro has outstanding motor vehicle tax accounts; and

WHEREAS, Michael DeGenaro has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Michael DeGenaro has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 727431, 727432, and 106679 be forgiven; and

BE IT FURTHER ORDERED that Michael DeGenaro will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 727431, 727432, and 106679.

ORDER OF THE NEW HAVEN BOARD OF ALDERS CONCERNING ASSISTANCE WITH THE REAL PROPERTY TAXES OF MICHAEL DEGENARO ON MOTOR VEHICLE TAX ACCOUNTS 727431, 727432, AND 106679

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 2/25/26

B. APPLICANT NAME: michael DeGenaro

C. ADDRESS: 439 middletown ave
New Haven Ct
06513

D. Phone Numbers: 203-804-3936

E. Email: mikey DeGe aol.com mikeyDeGe aol.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- ☑ Car Taxes
- ☐ Other _____

B. Tax Account Numbers:

_____

_____

_____

C. Comments on what assistance you are seeking and why you need this assistance:

I Got very sick in 2009-2012
I am just Getting my Life Back together
I Really need a vehicle Registerd
eventually for I am Caring for My
Daughter Its Just too much for me Right
(Continue on back if needed)
Now i am on Social Security Thank

MOTOR VEHICLE TAX BILL 2010

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1988 CHEV R30-CONV 03
74CM13 1GBJR34M6JJ137663

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX
2009-03-0727431			OCTOBER 1, 2009	JUL 01,2010 $86.49
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2010
43.9000	480		480	

D 009270

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

	PAYMENT DUE	PAYMENT DUE NOW
TAX	$21.07	
INTEREST	$59.42	
LIEN/FEE	$6.00	
TOTAL DUE	**$86.49**	

printed Date : 02/25/2026 4:31:34 pm
2009030727431

MOTOR VEHICLE TAX BILL 2010

RETURN WITH PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1988 CHEV R30-CONV 03
74CM13 1GBJR34M6JJ137663

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2009-03-0727431			OCTOBER 1, 2009	JUL 01,2010 $86.49
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2010
43.9000	480		480	

D 009270

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

	PAYMENT DUE
TAX	$21.07
INTEREST	$59.42
LIEN/FEE	$6.00
TOTAL DUE	**$86.49**

printed Date : 02/25/2026 4:31:34 pm
2009030727431

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MOTOR VEHICLE TAX BILL 2010

OFFICE COPY A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1988 CHEV R30-CONV 03
74CM13 1GBJR34M6JJ137663

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2009-03-0727431			OCTOBER 1, 2009	JUL 01,2010 $86.49
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2010
43.9000	480		480	

D 009270

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

	PAYMENT DUE
TAX	$21.07
INTEREST	$59.42
LIEN/FEE	$6.00
TOTAL DUE	**$86.49**

printed Date : 02/25/2026 4:31:34 pm
2009030727431

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MOTOR VEHICLE TAX BILL 2010

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1996 HD FXSTS 12
788462 1HD1BLL13TY032059

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX
2009-03-0727432			OCTOBER 1, 2009	**JUL 01,2010 $713.69**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2010
43.9000	4220		4220	

D 009280

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

PAYMENT DUE — PAYMENT DUE NOW

TAX	$185.26
INTEREST	$522.43
LIEN/FEE	$6.00
TOTAL DUE	**$713.69**

printed Date : 02/25/2026 4:31:49 pm
2009030727432

MOTOR VEHICLE TAX BILL 2010

RETURN WITH PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1996 HD FXSTS 12
788462 1HD1BLL13TY032059

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2009-03-0727432			OCTOBER 1, 2009	**JUL 01,2010 $713.69**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2010
43.9000	4220		4220	

D 009280

PAYMENT DUE

TAX	$185.26
INTEREST	$522.43
LIEN/FEE	$6.00
TOTAL DUE	**$713.69**

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

printed Date : 02/25/2026 4:31:49 pm
2009030727432

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MOTOR VEHICLE TAX BILL 2010

OFFICE COPY A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1996 HD FXSTS 12
788462 1HD1BLL13TY032059

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2009-03-0727432			OCTOBER 1, 2009	**JUL 01,2010 $713.69**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2010
43.9000	4220		4220	

D 009280

PAYMENT DUE

TAX	$185.26
INTEREST	$522.43
LIEN/FEE	$6.00
TOTAL DUE	**$713.69**

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

printed Date : 02/25/2026 4:31:49 pm
2009030727432

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MOTOR VEHICLE TAX BILL 2011

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1996 HD FXSTS 12

788462 1HD1BLL13TY032059

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX
2010-03-0727432			OCTOBER 1, 2010	**JUL 01,2011 $634.01**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2011
43.9000	3930		3930	

D 008680

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

PAYMENT DUE	PAYMENT DUE NOW
TAX	$172.53
INTEREST	$455.48
LIEN/FEE	$6.00
TOTAL DUE	**$634.01**

printed Date : 02/25/2026 4:32:01 pm
2010030727432

MOTOR VEHICLE TAX BILL 2011

RETURN WITH PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1996 HD FXSTS 12

788462 1HD1BLL13TY032059

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2010-03-0727432			OCTOBER 1, 2010	**JUL 01,2011 $634.01**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2011
43.9000	3930		3930	

D 008680

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

PAYMENT DUE	
TAX	$172.53
INTEREST	$455.48
LIEN/FEE	$6.00
TOTAL DUE	**$634.01**

printed Date : 02/25/2026 4:32:01 pm
2010030727432

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MOTOR VEHICLE TAX BILL 2011

OFFICE COPY A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

1996 HD FXSTS 12

788462 1HD1BLL13TY032059

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2010-03-0727432			OCTOBER 1, 2010	**JUL 01,2011 $634.01**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2011
43.9000	3930		3930	

D 008680

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513-1007

PAYMENT DUE	
TAX	$172.53
INTEREST	$455.48
LIEN/FEE	$6.00
TOTAL DUE	**$634.01**

printed Date : 02/25/2026 4:32:01 pm
2010030727432

0932010030727432011000001725300000001725378

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0078

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

WHEREAS, Alphonzo R. Dolberry-Lopes has outstanding motor vehicle tax accounts; and

WHEREAS, Alphonzo R. Dolberry-Lopes has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Alphonzo R. Dolberry-Lopes has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts numbers 63901, 63979, and 64643 be forgiven; and

BE IT FURTHER ORDERED that Alphonzo R. Dolberry-Lopes will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts numbers 63901, 63979, and 64643.

ORDER OF THE BOARD OF ALDERS CONCERNING ASSISTANCE WITH REAL PROPERTY TAXES OF ALPHONSO R. DOLBERRY-LOPES ON MOTOR VEHICLE TAX ACCOUNT NUMBERS 63901, 63979, AND 64643.

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 2/25/2026

B. APPLICANT NAME: ALPHONZO Dalberry-Lopes

C. ADDRESS: 73 ASYLUM ST
New Haven CT 06515 Apt # 1

D. Phone Numbers: 617-606-2358

E. Email: PhonsoLopes@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- ☑ Car Taxes
- ☐ Other _____

B. Tax Account Numbers:

63901, 63979, 64643

C. Comments on what assistance you are seeking and why you need this assistance:

requesting interest reduction

(Continue on back if needed)

Account info last updated on Feb 25, 2026

City Of New Haven

0 BILL(S) - $0.00

Home **Shopping Cart** **Checkout**

TAX BILLS

SEARCH BY

Name

See Example

Enter the search criteria below:

Search

Enter Last Name then space then 1st Initial (example SMITH J) or Business Name (No comma)

◉All ○Due Now ○Balance Due ○IRS Payment Records for Year 2025

01 - REAL ESTATE	02 - PERSONALPROPERTY	03 - MOTOR VEHICLE	04 - MOTOR VEHICLE SUPP

BILL #	NAME/ADDRESS	PROPERTY/VEHICLE	TOTAL TAX	PAID	OUTSTANDING	OPTIONS	PAY
2020-03-0063901 63901 **W** (MOTOR VEHICLE)	**DOLBERRY-LOPES ALPHONSO R**	2016 1 NISSA ROGUE S/	**$459.42**	**$0.00**	**$830.66**		
2021-03-0063979 63979 **W** (MOTOR VEHICLE)	**DOLBERRY-LOPES ALPHONSO R**	2016 1 NISSA ROGUE S/	**$373.94**	**$0.00**	**$609.91**		
2022-03-0064643 64643 **W** (MOTOR VEHICLE)	**DOLBERRY-LOPES ALPHONSO R**	2016 1 NISSA ROGUE S/	**$340.18**	**$0.00**	**$494.16**		

Disclaimer | Terms And Conditions | Privacy Policy | Contact

©2026

PERSONAL PROPERTY TAX BILL 2009

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

439 MIDDLETOWN AVE

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL DUE	PAYMENT DUE	PAYMENT DUE
2008-02-0788891		PPW	OCTOBER 1, 2008	**$634.31**	JUL 01,2009 **$345.48** DELINQUENT AFTER AUG 01,2009	JAN 01,2010 **$288.83** DELINQUENT AFTER FEB 01,2010
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			
42.2100	3500		3500			

788891

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513

TAX	$147.74
INTEREST	$436.57
LIEN/FEE	$50.00
TOTAL DUE	**$634.31**

printed Date : 02/25/2026 4:28:24 pm
2008020788891

PERSONAL PROPERTY TAX BILL 2009

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

439 MIDDLETOWN AVE

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL DUE NOW	PAYMENT DUE
2008-02-0788891		PPW	OCTOBER 1, 2008	**$288.83**	JAN 01,2010 **$288.83** DELINQUENT AFTER FEB 01,2010
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT		
42.2100	3500		3500		

788891

TAX	$73.87
INTEREST	$214.96
LIEN/FEE	$0.00
TOTAL DUE	**$288.83**

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513

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PERSONAL PROPERTY TAX BILL 2009

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

439 MIDDLETOWN AVE

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL DUE NOW	PAYMENT DUE
2008-02-0788891		PPW	OCTOBER 1, 2008	**$345.48**	JUL 01,2009 **$345.48** DELINQUENT AFTER AUG 01,2009
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT		
42.2100	3500		3500		

788891

TAX	$73.87
INTEREST	$221.61
LIEN/FEE	$50.00
TOTAL DUE	**$345.48**

DEGENARO MICHAEL A
439 MIDDLETOWN AVE
NEW HAVEN CT 06513

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City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0079

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

WHEREAS, Jennifer Pietruszka has outstanding motor vehicle tax accounts; and

WHEREAS, Jennifer Pietruszka has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Jennifer Pietruszka has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts number 92026 be forgiven; and

BE IT FURTHER ORDERED that Jennifer Pietruszka will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts numbers 92026.

ORDER OF THE BOARD OF ALDERS CONCERNING ASSISTANCE WITH REAL PROPERTY TAXES OF JENNIFER PIETRUSZKA ON MOTOR VEHICLE TAX ACCOUNT NUMBER 92026.

City Of New Haven

City Of New Haven
165 CHURCH ST
NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2018-4-0092026 (MOTOR VEHICLE SUPP)	Town Benefit	
Unique ID	92026	Elderly Benefit	
District/Flag			
Name	PIETRUSZKA JENNIFER E	Assessment	10,610
Care of/DBA		Exemption	0
Address		Net	10,610
Detail Information	2016 1 JEEP COMPASS	Mill Rate	Town 42.98
Volume/Page			

Bill Information As of 03/01/2026

Installment	Due Date	Town	District	
Inst #1	01/01/2020	456.02		
Inst #2				
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		456.02		
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	456.02
Interest Due	513.02
Lien Due	0.00
Fee Due	6.00
Total Due Now	975.04
Balance Due	975.04

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

***** Total payments made to taxes in** 2025	$0.00

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 3/27/2026

B. APPLICANT NAME: Jennifer Pietruska

C. ADDRESS: 119 Hemingway Avenue Unit G
East Haven CT 06512

D. Phone Numbers: 203-988-9313

E. Email: Jennifer.Pietrus2ka@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

☑ Car Taxes
☐ Other _____

B. Tax Account Numbers:

Request interest assistance
for account # 92026

C. Comments on what assistance you are seeking and why you need this assistance:

Requesting interest assistance

(Continue on back if needed)

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0061

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

WHEREAS, Richard Warren has outstanding motor vehicle tax accounts; and

WHEREAS, Richard Warren has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Richard Warren has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 105967 and 106679 be forgiven; and

BE IT FURTHER ORDERED that Richard Warren will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 105967 and 106679.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF RICHARD WARREN ON MOTOR VEHICLE TAX ACCOUNTS 105967 AND 106679

Return Date: March 5, 2026
Taxes/Fees due: 327.56
Interest Removed: 444.85

90 Days only

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: _____

B. APPLICANT NAME: Richard Warren

C. ADDRESS: 986 Quinnipiac Ave
New Haven 06513

D. Phone Numbers: 203-606-2235

E. Email: _____

II. APPLICATION SUMMARY

A. Requested Assistance:

☑ Car Taxes
☐ Other _____

B. Tax Account Numbers:

105967 - 106679

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2017

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 328XI 01
AB55856 WBAVC935X7KZ70314

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2016-03-0105967			OCTOBER 1, 2016	**$284.70**		JAN 01,2018 **$284.70** DELINQUENT AFTER FEB 01,2018

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
34.5000	6230		6230

105967

WARREN RICHARD D
79 HALLOCK ST
NEW HAVEN CT 06511

TAX	$115.26
INTEREST	$169.44
LIEN/FEE	$0.00
TOTAL DUE	**$284.70**

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MOTOR VEHICLE TAX BILL 2017

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 328XI 01
AB55856 WBAVC935X7KZ70314

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2016-03-0105967			OCTOBER 1, 2016	**$284.70**	JAN 01,2018 **$284.70** DELINQUENT AFTER FEB 01,2018

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
34.5000	6230		6230

105967

TAX	$115.26
INTEREST	$169.44
LIEN/FEE	$0.00
TOTAL DUE	**$284.70**

WARREN RICHARD D
79 HALLOCK ST
NEW HAVEN CT 06511

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MOTOR VEHICLE TAX BILL 2017

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 328XI 01
AB55856 WBAVC935X7KZ70314

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2016-03-0105967			OCTOBER 1, 2016	**$0.00**	

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
34.5000	6230		6230

105967

TAX	$0.00
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	**$0.00**

WARREN RICHARD D
79 HALLOCK ST
NEW HAVEN CT 06511

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MOTOR VEHICLE TAX BILL 2018

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 328XI 01
AB55856 WBAVC935X7KZ70314

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2017-03-0106679			OCTOBER 1, 2017	**$487.71**	JUL 01,2018 **$251.50** DELINQUENT AFTER AUG 01,2018	JAN 01,2019 **$236.21** DELINQUENT AFTER FEB 01,2019

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	4800		4800

106679

BACK TAXES ALSO DUE

TAX	$206.30
INTEREST	$275.41
LIEN/FEE	$6.00
TOTAL DUE	**$487.71**

WARREN RICHARD D
79 HALLOCK ST
NEW HAVEN CT 06519-1514

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MOTOR VEHICLE TAX BILL 2018

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 328XI 01
AB55856 WBAVC935X7KZ70314

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2017-03-0106679			OCTOBER 1, 2017	**$236.21**	JAN 01,2019 **$236.21** DELINQUENT AFTER FEB 01,2019

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	4800		4800

106679

BACK TAXES ALSO DUE

TAX	$103.15
INTEREST	$133.06
LIEN/FEE	$0.00
TOTAL DUE	**$236.21**

WARREN RICHARD D
79 HALLOCK ST
NEW HAVEN CT 06519-1514

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MOTOR VEHICLE TAX BILL 2018

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 328XI 01
AB55856 WBAVC935X7KZ70314

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2017-03-0106679			OCTOBER 1, 2017	**$251.50**	JUL 01,2018 **$251.50** DELINQUENT AFTER AUG 01,2018

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	4800		4800

106679

BACK TAXES ALSO DUE

TAX	$103.15
INTEREST	$142.35
LIEN/FEE	$6.00
TOTAL DUE	**$251.50**

WARREN RICHARD D
79 HALLOCK ST
NEW HAVEN CT 06519-1514

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February 24, 2026

To: Board of Alders
From: Richard Warren

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 105967 and 106679.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0060

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the updated financial report for the month ended January 31, 2026, submitted by the Mayor pursuant to Article VIII Section 5 of the Charter of the City of New Haven, Connecticut, be read and filed.
ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF JANUARY 2026 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0068

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Crystal Fernandez to the Affordable Housing Commission for a term ending August 1, 2027 as a member of the public with lived experience be and hereby is approved. Crystal will be filling a vacancy left by Luz Colville.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF CRYSTAL FERNANDEZ TO THE AFFORDABLE HOUSING COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF CRYSTAL FERNANDEZ TO THE AFFORDABLE HOUSING COMMISSION.

Comments: Legistar File ID: LM-2026-0068

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Crystal Fernandez of 207 Rosette Street, New Haven CT, 06519 for appointment to the Affordable Housing Commission. Crystal will be filling a vacancy left by Luz Colville.

This appointment would become effective upon your Honorable Board's approval and expire on August 1, 2027.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF CRYSTAL FERNANDEZ TO THE AFFORDABLE HOUSING COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Crystal Fernandez to the Affordable Housing Commission for a term ending August 1, 2027 as a member of the public with lived experience be and hereby is approved. Crystal will be filling a vacancy left by Luz Colville.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Evelyn Rodriguez**
Ward # 4

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Ms. Crystal Fernandez of 207 Rosette Street, New Haven CT, 06519 to the Affordable Housing Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on August 1, 2027. Ms. Fernandez will be filling a vacancy left by Luz Colville.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★ SINCE 1958

February 24, 2026

Ms. Crystal Fernandez
207 Rosette Street
New Haven, CT 06519

Dear Ms. Crystal Fernandez,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Affordable Housing Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on August 1, 2027.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Affordable Housing Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Michael Piscitelli, Economic Development Administrator
Arlevia Samuel, Deputy Administrator, Housing Administration and Development
Mark Wilson, Manager, Neighborhood & Commercial Development
Malachi Bridges, Economic Development Officer
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Crystal (First Name) | A (Middle Initial) | Fernandez (Last Name)

ms.crystalfernandez@gmail.com
Email Address

207 Rosette Street
Home Address

Suite or Apt

New Haven (City) | CT (State) | 06519 (Postal Code)

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 4

Mobile: (860) 913-1904
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

primary and yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

LEAP, Inc.
Employer

Q House Manager
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Affordable Housing Commission: Submitted
City Plan Commission: Submitted
Commission on Equal Opportunities: Submitted
Development Commission: Submitted
Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Question applies to multiple boards

Are you seeking a mayoral appointment/reappointment or a appointment/reappointment from the Board of Alders? Mayoral appointments go through the Mayor's Office, while Aldermanic appointments go through the Alders Office of Legislative Services. *

☑ Mayoral Appointment

Question applies to multiple boards

*Note: If this is an appointment or reappointment request for a Board of Alders slot, please contact the Office of Legislative Services (OLS) at (203) 946-8371 or at alucas@newhavenct.gov if you have any questions on the progress of your appointment. The Mayor's Office is not involved in the timeline of Aldermanic appointees, but forwards any interested applicants for those slots to OLS.

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Crystal_A._Fernandez_Resume.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

N/A

Question applies to Youth Commission,Peace Commission

Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

n/a

Why are you interested in serving on a board or commission?

I am interested in serving on a board or commission because I am deeply committed to New Haven's future and to ensuring that our policies, programs, and planning processes reflect the needs, strengths, and lived experiences of our communities. Much of my professional life has been dedicated to youth development, economic mobility, community engagement, and equitable program design. Serving on a commission is a meaningful way to contribute that experience to citywide decision-making while helping advance inclusive growth, fairness, and opportunity for residents across neighborhoods.

Why do you believe you would be a good fit for your selected board and commission(s)?

I believe I would be a strong fit for the commissions I selected because my career has centered around building partnerships, strengthening community institutions, and designing programs that support families, youth, and marginalized communities. I bring 17 years of experience working at the intersection of youth development, workforce pathways, and community planning—experience that aligns directly with the work of the City Plan, Affordable Housing, Development, Youth, and Commission on Equal Opportunities. My leadership roles have required strategic thinking, data-informed decision-making, collaboration across sectors, and a deep commitment to social justice and equitable access. I understand the importance of transparent processes, community voice, and policies that promote long-term stability and opportunity. I would bring a grounded, community-centered, equity-focused perspective to any commission I serve on, along with the ability to work collaboratively, ask thoughtful questions, and help advance solutions that strengthen New Haven's future.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

Not at this time

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Hispanic

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Alex Guzhnay

CRYSTAL A. FERNÁNDEZ

ms.crystalfernandez@gmail.com || (860) 913-1904 || www.linkedin.com/in/crystalfndz

SUMMARY

Visionary leader with 17+ years of experience leading people and programs in youth development, workforce education, and community engagement, with a strong focus on economic empowerment and youth leadership initiatives. Proven ability to build coalitions, drive systemic change, and develop strategic programs that support diverse populations. Experienced at leading cross-sector collaborations, managing budgets, and amplifying the voices of marginalized communities

CORE COMPETENCIES

- Trust Based Relationship Building & Stakeholder Engagement
- Strategic Program Design & Management
- Grant Acquisition, Compliance & Financial Oversight
- Coalition Building & Cross Sector Collaboration
- Staff Leadership, Coaching & Development
- Public Speaking & Communications

PROFESSIONAL EXPERIENCE

Manager, Dixwell Q House *Leap, Inc.* | *Oct 2025-Present*

- Provide executive oversight for Q House operations, ensuring strategic alignment between programs, partnerships, and community needs
- Lead cross-functional program delivery across youth, teen, and adult services, driving quality, consistency, and community impact
- Oversee regulatory compliance and operational standards for the teaching kitchen and serve as the primary liaison with CitySeed and city agencies
- Build and manage a high-performing team by recruiting, coaching, and supervising staff and specialized contractors
- Strengthen institutional partnerships and represent the Q House in high-level city, partner, and stakeholder engagements
- Guide facility operations, including access, safety, and vendor management, to ensure an efficient and community-centered environment

Director, Green Jobs Corps *Common Ground/ New Haven Ecology Project* | *Apr 2019- July 2025*

- Led strategic planning and implementation, transforming a school based program into a citywide initiative serving 100 youth between Common Ground and NHPS high schools annually
- Expanded partnerships by 50%, building a robust network to host internships and support youth career exploration and economic stability
- Integrated transferable career skills into the academic curriculum, advancing workforce readiness and long-term career success
- Secured a competitive $500,000 multi-year federal grant, the only awardee in the state, and grew the program budget by 133%
- Provided academic advising, career mapping, and leadership development to youth participants
- Directed large-scale events including career fairs, college fairs, apprenticeship fairs, and partner summits
- Presented at conferences and facilitated workshops on best practices in youth leadership, recognized by state and federal leaders

YouthBuild Case Manager *Human Resources Agency of New Britain* | *Jan 2015- Mar 2019*

- Co-facilitated workshops on youth workforce development for justice-involved youth at the CT Dept. of Labor's 2017 Youth Conference, showing student support experience
- Provided comprehensive case management services, connecting youth with employment opportunities and post-secondary education resources

CRYSTAL A. FERNÁNDEZ

ms.crystalfernandez@gmail.com || (860) 913-1904 || www.linkedin.com/in/crystalfndz

- Co-created and presented a national webinar on best practices in YouthBuild programming, influencing policy and practice shifts in youth development

Lead Employment Specialist & Job Developer *Women and Families Center* | *Sep 2011- Jan 2015*
- Developed employer partnerships to create job opportunities for youth and adults, increasing placements and career advancement.
- Designed and delivered job readiness training programs to enhance participants' employability and economic mobility.

Youth Development Specialist & Program Coordinator *Urban League of Greater Hartford* | *Jan 2008- Aug 2010*
- Supervised and mentored over 200 youth participants, providing academic and career guidance to support success
- Coordinated with 15 worksites to ensure safe and productive experiences for youth interns, fostering partnerships that benefited both youth and employer

VOLUNTEER EXPERIENCE

Advisor/ Conference Panelist *CT Urban Opportunity Collaborative (CUOC) & UpTogether* | *Oct 2023- June 2024*
- Served on a community advisory council designing a Guaranteed Basic Income initiative in Bridgeport, Hartford, and New Haven
- Collaborated with resident leaders to develop recommendations on payment structures, eligibility criteria, and community engagement strategies
- Promoted equitable, community-driven outcomes through policy insight and advocacy

Co-Founder & Community Organizer *Friends of Kimberly Field* | *Apr 2022- Present*
- Spearheaded a greenspace restoration initiative in the Hill neighborhood, engaging over 50 residents to plant trees, create pollinator gardens, and improve local habitat

RECOGNITION

Pi Alpha Alpha Global Honor Society for Public Affairs and Administration | *University of Connecticut* | *April 2025*
Recognizing academic excellence and commitment to public service

Grit, Perseverance, and Success Award | *Southern Connecticut State University Multicultural Center* | *Nov 2022*
Awarded for leadership, courage, and dedication to uplifting and inspiring SCSU students

M.E.T.A.S. Mentor of the Year Award | *University of Connecticut Puerto Rican/Latin American Cultural Center* | *Apr 2007*
Recognized for leadership, dedication, and service to the university and Latino community

PROFESSIONAL DEVELOPMENT

Non-Profit Management for Emerging Leaders of Color | *Community Foundation for Greater New Haven* |*Sep 2022- May 2024*
Youth Mentor/ Leadership Coach Training | *Youth Coaching Institute* | *Jan 2017- Nov 2017*
Middle Management Institute | *City of Hartford Office of Youth Services* | *Sep 2012- Jun 2013*
Youth Development Practitioner Academy | *City of Hartford Office of Youth Services* | *Sep 2008- May 2009*

EDUCATION

Master of Public Administration- Executive Leadership | *UConn School of Public Policy* |*May 2025*| **GPA:** 3.8
Bachelor of Arts- General Studies | *Charter Oak State College* | *Aug 2012- May 2016*

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0062

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Lisa Brandes to the Development Commission for a term ending July 1, 2028 be and hereby is approved. Lisa Brandes will be filling a vacancy.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LISA BRANDES TO THE DEVELOPMENT COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LISA BRANDES TO THE DEVELOPMENT COMMISSION.

Comments: Legistar File ID: LM-2026-0062

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Lisa Brandes of 162 Willard Street, New Haven CT, 06515 for appointment to the Development Commission. Lisa will be filling a vacancy.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LISA BRANDES TO THE DEVELOPMENT COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Lisa Brandes to the Development Commission for a term ending July 1, 2028 be and hereby is approved. Lisa Brandes will be filling a vacancy.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Adam J. Marchand**
Ward **# 25**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Ms. Lisa Brandes of 162 Willard Street, New Haven CT, 06515 to the Development Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2028. Ms. Brandes will be filling a vacancy.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

February 24, 2026

Ms. Lisa Brandes
162 Willard Street,
New Haven, CT 06515

Dear Ms. Lisa Brandes,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Development Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Development Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Michael Piscitelli, Economic Development Administrator
Carlos Eyzaguirre, Deputy Economic Development Administrator
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Lisa (First Name) | C.o. (Middle Initial) | Bran (Last Name)

brandesl1@southernct.edu
Email Address

162 Willard Street
Home Address

Suite or Apt

New Haven
City

CT
State

06515
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 25

Mobile: (203) 671-9383
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

Retired from Yale University, now a Grad Student at SCSU
Employer

Student Affairs, Director of the McDougal Center, Yale Grad School
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Aging Commission: Submitted
Cultural Affairs Commission: Submitted
Development Commission: Submitted
Historic District Commission: Submitted
New Haven Parking Authority: Submitted
Tweed New Haven Airport Authority Board: Submitted
Commission on Parks, Programs, & Recreational Facilities: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Brandes_Resume_general_8-2025_4_page_Rev.doc
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

resume submitted

Why are you interested in serving on a board or commission?

Originally from Louisiana, I have spent my adult life in New Haven, where I have engaged with the city and its residents as a graduate student, renter, homeowner, voter, university employee, parent of a NHPS graduate, volunteer, consumer, transit user, activist and event participant. Living in Westville for 27 years, my family and I have watched and tried to help the city continue to grow to serve all of its residents and visitors. I have always found the deep history, diverse peoples, and creative spirit of New Haven energizing and welcoming. For 25 years, I served as the Founding Director of the McDougal Graduate Student Center where I led a team to create events and services to welcome, engage, and build community for Yale's 3,000 graduate school students. In my work, I developed great appreciation for and established strong collaborative relationships with city staff and services, merchants, non-profits, and other residents. I am a huge cheerleader for New Haven, as neighbors and colleagues will tell you. My experience as a Fall 2025 Graduate of New Haven Democracy School increased my general knowledge about the City and my interest in serving.

Why do you believe you would be a good fit for your selected board and commission(s)?

I retired early and now am taking classes part-time at SCSU in Tourism & Hospitality, Public Policy, especially Local and State Government, and Local History, so I want to give back by serving on a Board or Commission. I am actively engaged in our community as a Board Member of the Shubert Theater and the Westville Village Renaissance Alliance (WVRA), as VP for Events for the Yale Club of New Haven, the local Yale Alumni Association group, and am a volunteer with DESK, Trinity Church on the Green, New Haven Promise, United Way of GNH, Town Green District Events, and various political campaigns. I enjoy discussing public policy issues and seek to provide just and responsive government services. I feel I could best contribute my expertise, connections, enthusiasm, and interest especially in areas like Cultural Affairs, Tweed New Haven Airport Authority, City Plan, Parking Authority, or others as indicated. For example, I could help the Cultural Affairs Commission plan events to celebrate the arts and the varied histories of our city and assist city cultural stakeholders to promote economic development through increased and sustainable tourism. Or I might participate in Parking Authority plans to promote parking and its intermodal transit connections for residents, students and visitors. I look forward to using my time and talents serving New Haven in a new role on a Board or Commission if selected.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

no

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Friends and neighbors, Mayor, Democracy School.

LISA CATHERINE OLGA BRANDES
Westville - New Haven, Connecticut 06515

lisaco.brandes@gmail.com
brandesl1@southernct.edu
mobile: 203-671-9383
LinkedIn: https://www.linkedin.com/in/lisa-brandes-a96a933/

SUMMARY OF QUALIFICATIONS

Locally engaged and city-focused public advocate, researcher, event planner, and writer; active non-profit board member and volunteer; currently SCSU graduate student in history, politics, and tourism. Creative, high-energy leader and director, now retired, and former faculty member; expertise in building community, academic and student support services for diverse populations of undergraduate and graduate students in various educational settings.

EDUCATION

Ph.D. **Yale University,** Political Science, Graduate School of Arts & Sciences, New Haven, CT
Dissertation: "Public Opinion, International Security Policy, and Gender:
The United States and Great Britain Since 1945"

B.A. **Louisiana State University (LSU), Baton Rouge,** Political Science
magna cum laude, with College Honors and Thesis Honors

Certificate, in progress **Southern Connecticut State University**, School of Graduate & Professional Studies, New Haven, CT
Currently enrolled student, Graduate Certificate program in American History. GPA: 4.0
Taking Courses in History, Political Science and Tourism:
History – HIS 262: CT History; HIS 259: Digital New Haven Project; HIS 552: Remembering the American Revolution; HIS 340: The Crusades.
Political Science – PSC 511: State and Local Politics, Spring 2025, Research Paper: "Visit CT: CT State Tourism Policy – A Comparative Public Policy Analysis with Recommendations."
Tourism, Hospitality & Event Management (THEM) – THE 321: Destination New England; THE 323: Tourism Principles and Practices; THE 260: Introduction to THEM

WORK EXPERIENCE – paid employment

1996-2021, Yale University, New Haven, Connecticut
Assistant Dean for Student Affairs and Director, Office of Graduate Student Life, McDougal Graduate Student Center,
Graduate School of Arts and Sciences and Office of the Vice-President for Student Life

- Appointed in 1996 as the founding Director of the McDougal Graduate Student Center, a multi-million-dollar student life programmatic initiative and facility in the Yale Graduate School of Arts and Sciences (GSAS)
- Led programs to build community and provide student services for 3,000 students at Yale Graduate School, and professional students and postdocs and their family members
- Created and supervised robust graduate student life, academic support and professional development services in an integrated academic and student affairs program;
- Connected students & families with campus and community resources, organizations and events year round
- Selected, trained & oversaw 19 graduate student life Fellows, part-time student program assistants who organized activities in to provide over 120 holistic events per year in areas of arts & culture, blue dog café, family life, international, public service, religious & spiritual life, social life, sports & recreation, wellness & health; coordinate activities, communications, budgets, and program evaluation
- Managed facilities, professional staff, student staff and program budgets of over $350,000 annually
- In a highly decentralized student affairs environment, coordinated with student services offices in housing, health, mental health, dining, transit, security, religious life, international students, worklife, sustainability, etc.
- Served on GSAS Dean's Senior Staff, making policy and implementing new initiatives
- Oversaw initiatives in the office of the VP for Student Life and help lead the Advisory Committee on Student Life
- Directed and coordinated major Graduate School events including weeklong New Student Orientation, GSAS Dean's Receptions and Lectures, and GSAS Commencement, with hospitality and logistics for up to 2,200 people
- Major responsibilities: *Student Life; New Student Recruitment, Transitions and Orientation; Diversity, Women's and Student Parent Programs; Student Organizations and Government; Crisis Management and Personal Advising; Global Education and International Student Service; Project Management; Facility Management*

1995-96, Visiting Assistant Professor, Department of Government, Wesleyan University, Middletown, Connecticut
Full time visiting faculty member, taught four undergraduate courses per year in the subfield of international relations and world politics

- advised majors and first-year students
- supervised senior these projects
- organized curricular and co-curricular programs
- served the university community on committees

1991-95, Assistant Professor/Instructor, Department of Political Science, Tufts University, Medford, Massachusetts
Full time faculty member teaching 4 undergraduate courses per year in international relations and politics, foreign policy and security studies

- advised large number of PS and IR majors and first-year students
- supervised several independent study and senior thesis projects
- organized curricular and co-curricular programs
- served university on women's studies & peace studies program committee, and as orientation faculty leader
- taught and advised ROTC and military students, collaborated with military science faculty & ROTC units
- advised student organization and participated in faculty roundtables

HONORS AND AWARDS, selected

- 2023 Outstanding Professional Award, Administrators in Graduate and Professional Student Services (AGAPSS) Knowledge Community, NASPA.
- Various awards for Teaching, Student Leadership, Public Service.
- Fellowships and Grants including Title IV Course Grant and NSF Graduate Research Fellowship.
- MacArthur Graduate Fellowship in Security Studies, Yale University. National Merit Scholar.

COMMUNITY SERVICE AND INVOLVEMENT

Southern CT State University

- Student member, Graduate Student Association (GSA, graduate student council)
- Adult Learner Office Volunteer
- History club member

Civic & Volunteer Activism, Greater New Haven:

- Westville Village Renaissance Alliance, Past President; current Board Member and volunteer, neighborhood revitalization, arts, and historic preservation group, CT Main Streets Affiliate, 2000-present. http://Westvillect.org
- Volunteer & fundraiser, Development Committee, Downtown Evening Soup Kitchen (DESK), 1998-present.
- Shubert Theater, Board of Directors, 2024-present. Member of Education and External Relations Comm.
- International Festival of Arts & Ideas – Gala Committee Volunteer, 2023.
- Yale Alumni Club of New Haven (YCNH), Board of Directors - Vice President, Events; Committee Co-Chair, 2017-present. Planned events & outreach for local Yale alumni, fundraising for student scholarships in NH area.
- Ambassador and Parent Volunteer, New Haven Promise.
- Women United of United Way of Greater New Haven, Steering Committee & Volunteer, 2020- present
- Champion, Yale Campaign for United Way of Greater New Haven, 2005-2015. Leadership donor.
- Friends of Edgewood Park, West River Watershed and Friends of New Haven Green, volunteer for cleanup days and community events.
- New Haven Museum, New Haven Preservation Trust – active volunteer and supporting member.
- Trinity Episcopal Church on the Green, member and volunteer, 2017-present.
- First and Summerfield United Methodist church, volunteer, various lay leadership roles, 1998-2015.

Political Activism: Democratic Town Committee, 25th Ward, New Haven; campaigning for local and national elections

- Public Testimony & Advocacy, CT General Assembly, on Transportation, and Arts, Culture & Tourism 2024-25.
- Public Participation & Comment: Tweed New Haven HVN Airport Authority Mtgs; Community Mgmt. Team.

STUDENT AFFAIRS PUBLICATIONS

Co-Author, "Supporting Graduate and Professional Student Success: Celebrating 25 Years of NASPA's Administrators in

Graduate and Professional Student Services Knowledge Community." Matthew Imboden and Lisa C. O. Brandes. NASPA Leadership Exchange, Summer 2023 https://www.naspa.org/leadershipexchange/summer-2023

Author: "Introduction" with Katherine Hall Hertel and Valerie Shepard and sole Author, "Appendix of Resources and Associations." A Practitioner's Guide to Supporting Graduate and Professional Students, edited by Valerie Shepard and April Perry. February 2022. Routledge. Book link

Author: "Graduate Student Centers: Building Community and Involving Students," in Supporting Graduate and Professional Students: The Role of Student Affairs. Edited by Melanie Guentzel and Becki Elkins. New Directions in Student Services #115, Fall 2006. Jossey-Bass http://onlinelibrary.wiley.com/doi/10.1002/ss.218/abstract

Co-Author: Jessica Edonick, Katherine Hall-Hertel and Lisa Brandes, "Graduate Students…They Need An Orientation Too!?" Spring 2012 NASPA KC publication, page 3-4, http://www.naspa.org/kc/KCspring.pdf

Co-Author: "Broadening the Reach of Student Affairs: Graduate & Professional Student Services." Lisa C.O.Brandes and Katherine G. O'Dair. NASPA Leadership Exchange Vol 7: 1 Spring 2009: 24-27 http://www.leadershipexchange-digital.com/leadershipexchange/2009spring?pg=29#pg29

Associate Chair & Co-author, Standard 6: Students Committee, NEASC Reaccreditation Self-Study Report of Yale University 2009. Co-chaired university wide committee, wrote Standard 6 report; met with Visiting Team; drafted 5 year out report section. http://www.yale.edu/accreditation/self-study.html

Council for the Advancement of Standards in Higher Education (CAS), new Standard on Graduate & Professional Student Programs & Services, created in 2009 CAS edition. Consulted directly with CAS committee to write new standards for publication www.cas.edu

STUDENT AFFAIRS PRESENTATIONS & PROFESSIONAL ACTIVITY (selected)

Invited Keynote or Plenary Speaker

- "Why Graduate Student Life & Services Matter Graduate Program Administrators and Coordinators - Regional Conference Vanderbilt University, Nashville, TN, 10-2018
- "The Future and Growth of Graduate Student Affairs." North Carolina Council of Graduate Schools (CGS) annual meeting, Chapel Hill, NC, 10-2018.
- "Mental Health Issues for Graduate Students & Postdoctoral Fellows," GREAT Group (PhD & Postdoctoral Programs), American Association of Medical Colleges (AAMC), New Orleans, LA, 10-2010.
- "Graduate Student Mental Health Issues" Canadian Association of Graduate Schools (CAGS), annual meeting, Edmonton, Alberta www.cags.ca, 10-2008.

NASPA – Student Affairs in Higher Education Association Presentations

2007-2022: Presenter, Panelist, Moderator and/or Session Organizer at NASPA National & Regional Conferences:

- Careers in Graduate Student Affairs
- 20 years of Graduate Student Affairs
- The Future and Growth of Graduate and Professional Student Affairs
- Hot Topics in Graduate Student Services
- Graduate Student Mental Health Issues
- Book Author Roundtable: "A Practitioners Guide to Supporting Graduate and Professional Students" (2022)
- Book Author Roundtable: "Supporting Graduate & Professional Students- A Role for Student Affairs" (2007)
- Online Webinar Co-Presenter, "The Impact of "Wellness" on the Graduate and Professional Student Community," Joint NASPA – ACPA webinar with 150 participants.

Presentations at Student Affairs Various Conferences

- Supporting Student Parents in Graduate School, Student Parent Support Symposium (SPSS), 2013
- Collaborative Programming: Reaping the Benefits of Shared Program Development, NAFSA, 2012
- Graduate & Professional Student Orientation, NODA, 2011

External University Program Reviewer for G&P Student Services: NYU, Boston College, UCLA.

National Association of Student Personnel Administrators (NASPA) - Student Affairs in Higher Education, **1997-**

- **NASPA Administrators in Graduate and Professional Student Services (AGAPSS) Knowledge Community, member, 1998-present:**

National Chair, 2006-07: Coordinated national activities, information sharing, best practices, preconference workshops and meetings of national network of G&P student services professionals
Region 1 (New England) AGAPSS Chair, 2000-2006

- **NASPA Pre-Conference Workshop Co-Organizer and Presenter, "(R)Evolution in Graduate Education: Serving and Involving Graduate and Professional Students."** With Harvard Dudley House colleague, organized first-ever daylong pre-conference AGAPSS workshop at NASPA Meeting, Boston, March 3, 2002. Over 50 grad student services professionals attended; has become standard pre-conf. model for AGPAPSS NASPA community.
- **Region 1 (New England) NASPA Advisory Board**, 2000-2006
- **Panel Organizer, Presenter and Reviewer**, **NASPA National and Regional Meetings,** 1999-2022
- **Member, NASPA Knowledge Communities:** AGAPSS (Graduate students), Adult Learners & Students with Children, Women in Student Affairs (WISA).

YALE UNIVERSITY SERVICE (selected)

Campus Health and Safety Leader for Graduate School of Arts & Sciences, Yale, March 2020-May 2021. Responsible for all COVID-19 safety policies, compliance, and communications for 3,000+ students and their families.
Member, Advisory Committee on Student Life (ACSL), 2016-2021. Active member of university group of SA & SL professionals led by Office of the Vice President for University Life.
Member, Implementation Committee, Inauguration of Peter Salovey, 23rd President of Yale, July-October 2013. group planning Inauguration events Oct. 2013; ran events & communications for 1,000+ graduate & professional students.
Administrative delegate, Yale Delegation, Ivy Plus Graduate Summit, 2003-2019; Administrative Chair, 2005 Ivy Graduate Summit hosted at Yale. Attended annual summit regularly to network with grad life colleagues; worked closely with graduate student leaders to prepare Yale presentations & materials. Updated GSAS Dean and other campus administrators on possible initiatives for Yale from peer institution activities & promising practices.
Administrative Coordinator, Graduate Affiliate Program with the Residential Colleges 2005-2021. With graduate student coordinators, revived program to connect graduate students and undergraduates. Managed application & selection processes, budgets, policies, and issues as needed with faculty heads of college and staff.
Administrative Member, Gryphon's Pub Supervisory Committee, meeting quarterly to oversee operations of graduate student run bar and social center on campus, including financial and legal affairs, staff issues, operations, and facilities.
Yale Delegation Leader, National Conference on Graduate Student Leadership (NCGSL), Washington University, St. Louis, 2003, 2005, 2007: Student leadership and issue conference co-sponsored with W. Wilson National Fellowship Foundation for Responsive Ph.D. Program.
Selected Professional Development courses or workshops: Working with Millennial College Students; Multicultural Service Excellence; Communication for Supervisors; Online Orientation; Social Media for Student Affairs

POLITICAL SCIENCE LEADERSHIP, RESEARCH & PROFESSIONAL ACTIVITY

American Political Science Association (APSA)

- **Committee on the Status of Women,** 2001-2003:
  2001. Report by Committee on the Status of Women in the Profession."The Status of Women in Political Science: Female Participation in the Professoriate and the Study of Women and Politics in the Discipline" PS June 2001
- **Foreign Policy (FP) Section, Secretary-Treasurer and Executive Committee,** 1999-2006

Women's Caucus for Political Science (WCPS)

- **Officer, WCPS Northeast Region, 1998-2008**: President; Program Chair; Treasurer; Award Committee
- **WCPS Committee on Assessing Progress in the Discipline** 1992-94; conducted survey on climate for women at US Ph.D. granting Political Science Departments, gave awards for departments making gender equity progress

International Studies Association (ISA, association of international politics scholars)

- **ISA Executive Committee and Governing Council Member, 2000-01; ISA Committee on Diversity, 2001-03**
- **ISA-Northeast Region, 1994-2001: President, 1999-2000; Vice-President and Program Chair, 1997-1998; Secretary, 1995-1997**

Politics research paper presentations and conference participations, 1989-2025 (list upon request); occasional manuscript reviewer.

Invited lectures and presentations for seminars, campus and community groups, various.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0069

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Shakaya Kitchens to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved. Shakaya Kitchens will be filling a vacancy left by Iva Johnson.
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SHAKAYA KITCHENS TO THE HOMELESS ADVISORY COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SHAKAYA KITCHENS TO THE HOMELESS ADVISORY COMMISSION.

Comments: Legistar File ID: LM-2026-0069

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Shakaya Kitchens of 268 Dixwell Ave, Apt 2 New Haven CT, 06519 for appointment to the Homeless Advisory Commission. Shakaya will be filling a vacancy left by Iva Johnson.

This appointment would become effective upon your Honorable Board's approval and expire on January 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SHAKAYA KITCHENS TO THE HOMELESS ADVISORY COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Shakaya Kitchens to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved. Shakaya Kitchens will be filling a vacancy left by Iva Johnson.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Troy Streater**
Ward **# 21**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Ms. Shakaya Kitchens of 268 Dixwell Ave Apt 2, New Haven CT, 06519 to the Homeless Advisory Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on January 1, 2028. Shakaya will be filling a vacancy left by Iva Johnson on the Commission.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Shakaya Kitchens
268 Dixwell Ave, Apt 2
New Haven CT 06519

Dear Ms. Kitchens,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Homeless Advisory Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on January 1, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Homeless Advisory Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Tirzah Kemp, Director of Community Resilience
Velma George, Coordinator for the Homeless
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Shakaya (First Name) | M (Middle Initial) | Kitchens (Last Name)

shakayakitchens2011@gmail.com
Email Address

268 Dixwell Ave Apt 2
Home Address

Suite or Apt

New Haven (City) | CT (State) | 06519 (Postal Code)

What ward do you live in (optional - please select ward if you know)?

None Selected

Home: (203) 815-8654
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

○ Yes ◉ No

If so, which? Also, is it okay to send a text message?

Are you currently employed by the City of New Haven or the New Haven Public School System?

○ Yes ◉ No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Fair Rent Commission: Submitted
Homeless Advisory Commission: Submitted
Housing Authority of New Haven Board of Commissioners: Submitted
Peace Commission: Submitted
Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

SHAKAYA_KITCHENS__Updated_Resume___3_.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

Resume is uploaded.

Question applies to Fair Rent Commission
Are you a landlord, renter, or someone who works with either landlords or renters? If so, please explain which?

No

Question applies to Youth Commission,Peace Commission
Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

yes

Why are you interested in serving on a board or commission?

I am interested in serving on this committee because I believe in the resources that are/can be allocated to the upcoming youth of our community. I was positively impacted by the resources and relationships that I have built, and I am looking for a way to stay involved and make a difference.

Why do you believe you would be a good fit for your selected board and commission(s)?

I think this would be a great fit for me, because I am actively involved as an educator and already had been through services that helped me to be a good citizen and impactful resident. I know that I will help make a difference by my voice and actions.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

None

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democratic Party

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Alex Guzhnay

SHAKAYA M. KITCHENS

Telephone: (203)8158654. Email: shakayakitchens2011@gmail.com

BENHAVEN **NORTH HAVEN, CT 09/2024- CURRENT**

Direct Support Professional

- Assist children that are on the autism spectrum with support by creating a recreational setting.
- Cook, clean and administer medication to all individuals to sustain health and wellness
- Document guest experience through a database called Threap.
- Shower, groom and dress individuals when needed.
- Support and facilitate independence to all the residents.
- Communicate with management on any issues that pertain to the center and or residents.
- Maintain a positive and professional environment by modeling appropriate conduct to ensure everyone's safety.

HIGHVILLE CHARTER SCHOOL NEW HAVEN, CT 08/2022-CURRENT

3rd Grade Teacher Leader

- Consistently plan rigorous instruction for math, language arts, science, and social studies.
- Coordinate parent and teacher conferences to discuss students' behavior and academic performance.
- Support teachers grades 3-5 with guidance and influence.
- Work strategically with the Dean of Academics to plan and coordinate school activities to build and maintain a healthy school culture.
- Participate in weekly professional development.
- Evaluate paraprofessionals on their performance as an educator.

RESIDENTIAL MANAGEMENT SERVICES HAMDEN,CT 01/2024-09/1/2024

Direct Support Professional

- Assists with cooking, cleaning, laundry and meal preparation.
- Maintain documentation of residents to ensure quality care.
- Administer medication to residents to maintain and support good health.
- Shower, groom and dress residents.
- Track spending habits and budget of all residents.
- Support residents with gaining independence in daily activities
- Recently PMT, and CPR certified.

YOUTH CONTINUUM NEW HAVEN, CT 01/2022-11/2022

Resident Advisor

- Maintained accountability for client location at all times and had knowledge of and implemented all Agency policies and procedures governing program operation including client supervision, key control, and emergency procedures.
- Monitored client behavior and implemented Agency/Program disciplinary procedures as needed.
- Documented all shift activities and incidents in the program log.
- Resolved client problems and handled all emergency situations in accordance with Agency policies and procedures.
- Maintained confidentiality of all client records and information.

BOOKER T. WASHINGTON ACADEMY, HAMDEN, CT 11/2021-08/2022

7th Grade ELA Teacher

- Instructed students based on common core state standards for reading and writing.
- Assessed and monitored students' academic growth.
- Consistently planned lessons, grades, and demonstrated data entry.
- Created engaging group work activities to meet the social needs of students.
- Fostered a safe and healthy learning environment for students.
- Built trustworthy relationships amongst the school community.
- Frequently participated in professional development and staff meetings.
- Provided and received feedback from a literacy coach.

ACHIEVEMENT FIRST, NEW HAVEN, CT 07/2020-11/2021

4th Grade Teacher/ Grade Level Chair

- Instructed Math, Humanities, and Science content.
- Demonstrates a strong work ethic through team values.
- Lesson planned for Science.
- Proactively respond/receive feedback and implement feedback to ensure effectiveness.
- Demonstrates a positive attitude through strong teacher mindsets.
- Brainstormed whole school scheduling and safety protocols to ensure students are safe, healthy, and learning.
- Model positive social-emotional behavioral strategies to help students respond appropriately to trauma, classroom environment, and relationships.

BOOKER T. WASHINGTON ACADEMY, NEW HAVEN, CT 08/2019-06/2020
Kindergarten Teacher

- Responsible for educating twenty-two students academically in reading, writing, and math.
- Lesson planned for instruction.
- Maintained high expectations for the student's behavior and academic success.
- Analyzed student data to demonstrate effective instruction.
- Lead an academic assistant in preparing materials for instruction.
- Demonstrated flexibility by positively transitioning to remote teaching successfully due to the Covid-19 pandemic.

BOOKER T. WASHINGTON ACADEMY, NEW HAVEN, CT 08/2018-06/2019

5 TH Grade Teacher

- Performed strategic instruction in reading, writing, math, and social studies.
- Prepared differentiated lesson plans to support student's needs and IEP goals.
- Facilitated guided reading groups to foster students' reading skills and experience.
- Participated in Saturday academy as a resource for test preparation.
- Served on the school's attendance committee to encourage 100% attendance.
- Organized weekly goals with students and conferred to support the process

NEW HAVEN BOARD OF EDUCATION, NEW HAVEN, CT 08/2014- 04/2016

Special Education Paraprofessional

- Assisted 10 K-1 grade self-contained students with support when required that is related to their educational and safety experiences.
- Supported head teacher of the classroom when needed such as: contributing to teaching the students through structured learning centers.
- Implemented direct behavioral techniques and escorted students to various activities.
- Conducted observations pertaining to students' learning development and goals through intense Discrete Trial Instruction (DTI).
- Committed to supporting 4 students transition successfully into a general education classroom.
- Emphasized behavioral management when needed in order to maintain the health and safety of all participants in the classroom. Student, teacher, parents and staff. Physical/Psychological Management (PMT) trained.

PUBLIC ALLIES OF CONNECTICUT, NEW HAVEN, CT 09/2013- 06/2014

Public Ally/ 2.0 Mentor

- Performed effective leadership responsibilities through mentorship to new candidates that entered the program.
- Organized a team service project, which focused on youth ages 17-24 to connect them to resources such as: job placement, counseling and educational training opportunities.
- Created flyers, blogs and networked with the community's nonprofits organizations to support the Opportunity Youth project success.
- Hosted a workshop at the New Haven Free Public Library to engage the youth in resources that are available to support their job search process.
- Participated in monthly continuous learning training on topics that would help improve my personal and professional skills such as: conflict resolution, money and time management, community service and self care.

UNITED WAY OF GREATER NEW HAVEN, NEW HAVEN, CT 09/2013-06/2014

Boost! Service Corps Member

- Assisted school-appointed Boost! Coordinator in conducting needs assessments to determine needed support and services at both the city and school level.
- Manage partnership agreement forms and 7 partnerships between the school and community organizations.
- Served as school liaison for Parent University of New Haven; supporting information distribution and parent registration.
- Provided assistance with resources development/fundraising and communication activities.
- Researched best practices to approach community mapping to share with Strong Elementary school through training.

YALE SCHOOL OF PUBLIC HEALTH, NEW HAVEN, CT 09/2010-06/2011

Community Outreach Coordinator

- Managed a Quit and Win smoking cessation project, $500 cash prize contest at the Yale School of Public Health connected to an organization named CARE: Community Alliance for Research and Engagement.
- Recruited over 100 community agencies and local businesses to participate ; and raised approximately $1,000 in sponsorships.
- Organized support groups for participants and developed creative program materials for marketing.

- Conducted follow-up meetings to measure the winner's quitting success through a breath test.

COMPUTER SKILLS

Microsoft Word, Excel, Powerpoint, Outlook, Publisher, Social Media platforms,

EDUCATION

RELAY GRADUATE SCHOOL OF EDUCATION

Masters in Arts and Teaching **2023**

SOUTHERN CONNECTICUT STATE UNIVERSITY **2017**

Bachelor in Arts and Psychology

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0070

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Victor Rodriguez to the Homeless Advisory Commission for a term ending January 1, 2027 be and hereby is approved. Victor Rodriguez will be filling a vacancy left by John Huettner.
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF VICTOR RODRIGUEZ TO THE HOMELESS ADVISORY COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF VICTOR RODRIGUEZ TO THE HOMELESS ADVISORY COMMISSION.

Comments: Legistar File ID: LM-2026-0070

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Victor Rodriguez of 357 Howard Ave New Haven CT, 06519 for appointment to the Homeless Advisory Commission. Victor will be filling a vacancy left by John Huettner.

This appointment would become effective upon your Honorable Board's approval and expire on January 1, 2027.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF VICTOR RODRIGUEZ TO THE HOMELESS ADVISORY COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Victor Rodriguez to the Homeless Advisory Commission for a term ending January 1, 2027 be and hereby is approved. Victor Rodriguez will be filling a vacancy left by John Huettner.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven
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★1958★1988★
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NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Kampton Singh**
Ward **# 5**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Mr. Victor Rodriguez of 357 Howard Ave, New Haven, CT, 06519 to the Homeless Advisory Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on January 1, 2027. Victor will be filling a vacancy left by John Huettner on the Commission.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★ SINCE 1958

February 24, 2026

Victor Rodriguez
357 Howard Ave
New Haven CT 06519

Dear Mr. Rodriguez,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Homeless Advisory Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on January 1, 2027.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Homeless Advisory Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Tirzah Kemp, Director of Community Resilience
Velma George, Coordinator for the Homeless
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Victor (First Name) | A (Middle Initial) | Rodriguez (Last Name)

victor.rodriguez4@firstgroup.com
Email Address

357 Howard Ave
Home Address

Suite or Apt

new haven
City

CT
State

06513
Postal Code

What ward do you live in (optional - please select ward if you know)?

None Selected

Mobile: (203) 974-3183
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

(•) Yes ( ) No

If so, which? Also, is it okay to send a text message?

Are you currently employed by the City of New Haven or the New Haven Public School System?

(•) Yes ( ) No

First student
Employer

supervisor
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Affordable Housing Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Question applies to multiple boards

Are you seeking a mayoral appointment/reappointment or a appointment/reappointment from the Board of Alders? Mayoral appointments go through the Mayor's Office, while Aldermanic appointments go through the Alders Office of Legislative Services. *

☑ Mayoral Appointment

Question applies to multiple boards

*Note: If this is an appointment or reappointment request for a Board of Alders slot, please contact the Office of Legislative Services (OLS) at (203) 946-8371 or at alucas@newhavenct.gov if you have any questions on the progress of your appointment. The Mayor's Office is not involved in the timeline of Aldermanic appointees, but forwards any interested applicants for those slots to OLS.

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

N/a

Why are you interested in serving on a board or commission?

I love to help the community .

Why do you believe you would be a good fit for your selected board and commission(s)?

I get alone with the community and love to help families with all thy needs.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

no i do not .

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

i vote

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Hispanic

Gender

☑ Male

How did you hear about serving on our Boards & Commissions?

Kayla Bland

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0071

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Leland Moore to the Port Authority Board of Commissioners for a term ending December 31, 2028 be and hereby is approved. Leland Moore will be replacing Sal Punzo on the Board of Commissioners.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LELAND MOORE TO THE PORT AUTHORITY BOARD OF COMMISSIONERS AS THE BOARD OF ALDERS REPRESENTATIVE.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LELAND MOORE TO THE PORT AUTHORITY BOARD OF COMMISSIONERS AS THE BOARD OF ALDERS REPRESENTATIVE.

Comments: Legistar File ID: LM-2026-0071

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Hon. Leland Moore of 189 Concord Street, New Haven CT, 06512 for appointment to the Port Authority Board of Commissioners. Alder Moore will be replacing Alder Punzo on the Board of Commissioners.

This appointment would become effective upon your Honorable Board's approval and expire on December 31, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LELAND MOORE TO THE PORT AUTHORITY BOARD OF COMMISSIONERS AS THE BOARD OF ALDERS REPRESENTATIVE.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Leland Moore to the Port Authority Board of Commissioners for a term ending December 31, 2028 be and hereby is approved. Leland Moore will be replacing Sal Punzo on the Board of Commissioners.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Leland Moore**
Ward **# 18**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Mr. Leland Moore of 189 Concord Street, New Haven CT, 06512 to the Port Authority Board of Commissioners as the Board of Alders Representative. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on December 31, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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NATIONAL CIVIC LEAGUE
2003 ★ 2022 ★ 2008
★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Alder Leland Moore
189 Concord Street
New Haven, CT 06512

Dear Alder Moore,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Port Authority Board of Commissioners. This appointment would become effective upon the Honorable Board of Alders' approval and expire on December 31, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Port Authority Board of Commissioners will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Sally Kruse, Port Authority Executive Director
Office File

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0065

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Sefora Clemente to the Youth Commission for a term ending July 1, 2026 be and hereby is approved. Sefora will be filling a vacancy left by Elissa Matthews.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SEFORA CLEMENTE TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SEFORA CLEMENTE TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

Comments: Legistar File ID: LM-2026-0065

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Sefora Clemente of 160 Hazel Street, Apt 47, New Haven, CT 06511 for appointment to the Youth Commission as a Youth Representative. Sefora will be filling a vacancy left by Elissa Matthews.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2026.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SEFORA CLEMENTE TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Sefora Clemente to the Youth Commission for a term ending July 1, 2026 be and hereby is approved. Sefora will be filling a vacancy left by Elissa Matthews.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Troy Streater**
Ward **# 21**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Ms. Sefora Clemente of 160 Hazel Street Apt 47, New Haven CT, 06511 to the Youth Commission as a Youth Representative. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2026. Sefora will be filling a vacancy left by Elissa Matthews on the Commission.

☐ Democrat

☐ Republican

☐ Unaffiliated/Other Party N/A – YOUTH REPRESENTATIVE

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★ SINCE 1958

February 24, 2026

Sefora Clemente
160 Hazel Street Apt 47
New Haven CT, 06511

Dear Ms. Clemente,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Youth Commission as a Youth Representative. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2026.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Youth Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Gwendolyn Busch, Director of Youth and Recreation
Erika Blake, Business Manager/Program Manager
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Sefora (First Name) | L (Middle Initial) | Clemente (Last Name)

s48770446@gmail.com
Email Address

160 Hazel street apt 47
Home Address

Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

None Selected

Mobile: (475) 477-6859
Primary Phone

Mobile: (203) 654-5365
Alternate Phone

Are any of the above number a cell phone number?

(•) Yes ( ) No

If so, which? Also, is it okay to send a text message?

Both and yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

( ) Yes (•) No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

I am very eager to serve on the New Haven Youth Commission because I want to be a voice for young people in our city and help create opportunities that make a real difference. As a high school student, I have been involved in volunteering with younger children at my old middle school and current church, which has shown me the importance of supporting and empowering the youth. I am extremely passionate about advocating for programs that improve education of students, mental health resources, and community engagement for young people. Serving on the Youth Commission would allow me to contribute ideas, participate in very meaningful projects, and collaborate with others who share the goal of making the town New Haven a better place for youth. I am committed , very responsible, hardworking, and excited to bring energy,creativity, and dedication to this role.

Question applies to Youth Commission,Peace Commission

Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

09/16/2010

Why are you interested in serving on a board or commission?

I want to serve because I care deeply about improving opportunities and resources for the youth in New Haven. Being on a board allows me to actively participate in decision making that impacts my community and to ensure young people’s voices are represented well.

Why do you believe you would be a good fit for your selected board and commission(s)?

I believe I would be a great addition for the Youth Commission because I have experience volunteering with younger children and am passionate about advocating for youth. I also bring a perspective that is different from many of my peers, which allows me to think creatively and approach challenges in unique ways. Serving on this commission would give me hands-on experience in community engagement and leadership, which aligns with my future goal of becoming a child advocate attorney. I am motivated, responsible, and eager to bring energy, creativity, and a strong commitment to improving the lives of youth in New Haven.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

N/A

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

○ Yes ◉ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

School

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0067

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Stacye Guerrero to the Youth Commission for a term ending July 1, 2026 be and hereby is approved. Stacye will be replacing Angelo Sevilla on the Commission.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF STACYE GUERRERO TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF STACYE GUERRERO TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

Comments: Legistar File ID: LM-2026-0067

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Stacye Guerrero of 1231 State Street, New Haven, CT 06511 for appointment to the Youth Commission as a Youth Representative. Stacye will be replacing Angelo Sevilla on the Commission.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2026.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF STACYE GUERRERO TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Stacye Guerrero to the Youth Commission for a term ending July 1, 2026 be and hereby is approved. Stacye will be replacing Angelo Sevilla on the Commission.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
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New Haven
All-America City
NATIONAL CIVIC LEAGUE
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★1958★1988★
SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Anna M. Festa**
Ward **# 10**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Ms. Stacye Guerrero of 1231 State Street, New Haven CT, 06511 to the Youth Commission as a Youth Representative. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2026. Stacye will be replacing Angelo Sevilla on the Commission.

☐ Democrat

☐ Republican

☐ Unaffiliated/Other Party N/A – YOUTH REPRESENTATIVE

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

February 24, 2026

Stacye Guerrero
1231 State Street
New Haven CT, 06511

Dear Ms. Guerrero,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Youth Commission as a Youth Representative. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2026.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Youth Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Gwendolyn Busch, Director of Youth and Recreation
Erika Blake, Business Manager/Program Manager
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Stacye (First Name) | G (Middle Initial) | Guerrero (Last Name)

stacyeguerrero14@gmail.com
Email Address

1231 state street
Home Address

Suite or Apt

New Haven (City) | CT (State) | 06511 (Postal Code)

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 14

Home: (929) 510-3867
Primary Phone

Home: (929) 510-3867
Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

No
Employer

No
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Board of Public Health: Submitted
Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

Hello my name is Stacye I go to Metropolitan academy And am in 9th grade and I am deeply interested in serving on the Board of Health because I am committed to promoting community well-being, advancing public health initiatives, and ensuring equitable access to health resources. My interest stems from a strong belief that effective health policy and preventive measures can greatly enhance quality of life for all residents. I am eager to contribute my perspective, collaborate with fellow board members, and support data-driven, evidence-based decisions that address both current and emerging health challenges.

Question applies to Board of Public Health

Do you have a doctorate (MD, DMD, etc) in a medical science field? If so, explain?

No.

Question applies to Youth Commission,Peace Commission

Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

04/19/2011

Why are you interested in serving on a board or commission?

My interest in serving on a board or commission comes from a desire to make a real difference in my community. I want to use my skills and passion to help shape important decisions that affect local residents.

Why do you believe you would be a good fit for your selected board and commission(s)?

I would be a good fit because I bring a fresh perspective and am a dedicated and collaborative student ready to represent my peers' voices and work with others to find solution's not just to represent my local residents but others to.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No I have nothing in less if it's an doctors appointment ether way I would let you guys known before it.

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

I have no idea what that means.

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Other

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

From metropolitan academy since I am a 9th grade Representative.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0064

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Kelvin Rutledge to the Youth Commission for a term ending July 1, 2026 be and hereby is approved.
Kelvin Rutledge will be filling a vacancy left by Matthew Makomenaw.
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF KELVIN RUTLEDGE TO THE YOUTH COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF KELVIN RUTLEDGE TO THE YOUTH COMMISSION.

Comments: Legistar File ID: LM-2026-0064

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Kelvin Rutledge of 41 Fairfield Street, 2nd Fl New Haven CT, 06515 for appointment to the Youth Commission. Kelvin will be filling a vacancy left by Matthew Makomenaw.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2026.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF KELVIN RUTLEDGE TO THE YOUTH COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Kelvin Rutledge to the Youth Commission for a term ending July 1, 2026 be and hereby is approved. Kelvin Rutledge will be filling a vacancy left by Matthew Makomenaw.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Richard Furlow**
Ward **# 27**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Mr. Kelvin Rutledge of 41 Fairfield Street, 2nd Fl New Haven CT, 06515 to the Youth Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2026. Kelvin will be filling a vacancy left by Matthew Makomenaw on the Commission.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

February 24, 2026

Kelvin Rutledge
41 Fairfield Street
New Haven, CT 06515

Dear Mr. Rutledge,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Youth Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2026.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Youth Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Gwendolyn Busch, Director of Youth and Recreation
Erika Blake, Business Manager/Program Manager
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Kelvin (First Name) | E (Middle Initial) | Ruledge (Last Name)

rutledgek08@gmail.com
Email Address

41 Fairfield Street
Home Address

Apt 2
Suite or Apt

New haven
City

CT
State

06515
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 27

Mobile: (931) 980-0450
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

RutledgeK_Resume_NHPC.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

N/A

Question applies to Youth Commission,Peace Commission
Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

N/A

Why are you interested in serving on a board or commission?

There are two primary purposes for serving on the Youth Commission. First, I wish to continue stewarding and advocating for youth within the City of New Haven. Youth across the city have diverse needs, aspirations, and dreams that require strategic advocacy and support. I seek to be part of the future collaboration and engagement that the city can offer. Second, my work with young people complements the knowledge, skills, and abilities needed to serve. I want to offer my time and talents to serve youth in New Haven.

Why do you believe you would be a good fit for your selected board and commission(s)?

Two primary perspectives make me a unique candidate for the commission. As a university administrator, I often work with youth populations within the city to explore personal, academic, and professional goals. This ability to talk with and engage youth is critical for centering and amplifying their voices as we move forward. Second, I have experience working with the City of New Haven LGBTQ+ Youth Task Force, hosted by the Youth and Recreation Department. This experience allowed me to gain insights into youth in New Haven and to learn how to steward and facilitate opportunities as requested.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democratic

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Male

How did you hear about serving on our Boards & Commissions?

KELVIN E. RUTLEDGE, PH.D.

Phone: (931) 980-0450 New Haven, CT, 06515
Rutledgek08@gmail.com www.linkedin.com/in/rutledgekelvin

PROFESSIONAL EXPERIENCE

Southern Connecticut State University *New Haven, CT*

Associate VP for Institutional Inclusive Strategies & Change Management Feb 2022 – Present

- Provide strategic leadership and support for the university community to develop infrastructure and inclusive best practices serving a university community of 9,300+ students, 700+ full-time and part-time faculty, and 1100+ full-time and part-time staff.
- Oversee the day-to-day operations and implementation of the vision and mission for the division of diversity, equity, and inclusion. Manage 9 budget accounts totaling 1.2 million dollars (salary inclusive).
- Provide strategic supervision and leadership to 4 full-time direct report professionals, 8 part-time indirect professionals and 2 part-time direct report faculty fellows
- Develop programmatic and curricular professional development and training opportunities surrounding social justice, racial equity and affiliated DEI topics for graduate students, academic departments, and divisions at the university. Facilitate 10-20 educational sessions annually regarindg various professional development, DEI, and community engaged topics annually.
- Develop, initiate, and implement the annual divisional advancement action plan to increase funding opportunities by $40-60K annually. Collaborate with the Office of Alumni Relations and Institutional Advancement to conduct donor prospect research and sourcing external funding.

Inaugural Director of Career & Professional Development July 2018 – Jan 2022

- Provided strategic vision for a comprehensive, centralized, and sustainable career center serving 7,000 undergraduate and 2300 graduate students and 4,000 recently graduated alumni of the university. Provided innovative leadership and policy direction on issues related to career education and professional development to faculty, staff, students, employers, and external organizations and ensure compliance and interpretation of rules, regulations, and policies of the Connecticut State College & University system, the State of Connecticut, and the U.S. Department of Labor.
- Provided leadership, supervision, training, evaluation, and professional development planning for 3 full-time direct reports and 5 part-time indirect report departmental staff. Managed $350,000 salary inclusive departmental budget annually and leverages limited resources to optimize outcomes.
- Cultivated a holistic external relations strategy to expand employer involvement and engagement with the university—including designing a year-round employer development marketing and recruitment strategy, cultivating and maintain employer and external relationships and partnerships, building employment pipelines for SCSU students, and a comprehensive employer stewardship program serving 200-300 organizations annually.

The University of Georgia Athens, GA

Director of Experiential Programs, College of Journalism & Mass Communication Nov 2016 – June 2018

- Direct the day-to-day experiential programs strategy and operations for the undergraduate and graduate experience within the Grady College of Journalism and Mass Communication—including employer and external organization engagement, student engagement, faculty engagement, equity and inclusion strategy, and administrative excellence.
- Developed a strategic vision to increase the placement of Grady College students in experiential learning opportunities and full time jobs by developing and sustaining corporate relationships, working in partnership with the UGA Career Center, and collaborating with the Grady Board of Trust and Grady Society Alumni Board. Supervise two programming and engagement interns. Oversaw the integration of DEI strategy and engagement within the student experience at Grady Experiential Program.

- Planned, promoted, and executed annual career development events. Curated innovative dialogue and skills-based programming for undergraduate students surrounding the areas of equity, diversity and inclusion, career self-efficacy, and practical skill acquisition and application. Facilitated the college-wide mentoring program.

Florida State University Tallahasse, FL

Assistant Director - Employer Relations & Experiential Learning, Career Center Feb 2014 – Oct 2016

- Managed and oversaw the day-to-day operation of the university-wide mock interview program—including the coordination of 600-700 mock interviews per calendar year; digital and print marketing; technology systems management; academic and student organization relationships; resource and budget development; recruitment, HR, and administrative processes for 20-25 undergraduate and graduate interns per year; and year-round employer engagement.
- Supervised one full time staff member, higher education program interns, and undergraduate student workers. Conducts annual evaluations of staff members. Coordinated and delivered the weekly Career Center student newsletter and the annual Universum survey to over 40,000+ undergraduate and graduate students
- Led the employer relations DEI Strategy and executed collaborative events for employers to engage with diverse student populations such as Seminole Success Night: A Celebration of Diversity and Leadership, employability workshops, and industry career panels. Served as a campus based liaison for the Student Disability Resource Center, Student Government Association identity-based student agencies, and Center for Academic Retention and Enhancement.
- Facilitated 5-10 requested outreach workshops, presentations, or programs per semester from Division of Student Affairs and academic and community partners to educate and inform students, faculty, staff, and administrators in regards to career and employability related topics and career center services

Outreach & Engagement Graduate Assistant, Career Center Aug 2012 – Jan 2014

- Planned and coordinated outreach to approximately 2,000+ first-year students for the Career Center, including program development, presentations, and compilation and evaluation of program data.
- Executed the campus-wide 2012 Career Portfolio scholarship contest for undergraduate and graduate students and coordinated subsequent career center and corporate partner judging.
- Monitored, tracked, and reported over 600 participants' status for the Garnet & Gold Scholar Society (GGSS). Coordinated event planning items and logistics for GGSS fall 2014 semester induction ceremony. Utilized communication and management strategies to increase student participation in GGSS by 41% during the 2013-2014 academic year.

Austin Peay State University Clarksville, TN

Academic Success Coach/Pass Ambassador, Center for Teaching & Learning Jan 2011 – May 2012

- Performed inventories of difficult areas of the collegiate experiences and developed individualized goals for success for 10-30 students per semester

Arby's Restaurant Group Clarksville, TN

Manager Apr 2008 – Apr 2011

- Conducted profit-loss analysis on food, labor, and sales issues on a weekly and monthly basis
- Co-manage three budgets totaling in $120,000 annually to address service needs for unit
- Oversaw the day-to-day management of the team member development program—including interviewing, training, and development of 20+ employees regarding company standards

PROFESSIONAL ASSOCIATION & COMMUNITY LEADERSHIP ENGAGEMENTS

ACPA—College Student Educators International 2012-Present

President-Elect, ACPA Leadership Council *Februrary 2025 – Present*

- The President is the senior elected officer of the Association and is responsible for guiding the Leadership Council and the Administrative Council in the stewardship of the Association. The President assumes the role after being elected by the ACPA membership and serving a term as President-Elect, both of which are voting members of the Leadership Council and the Administrative Council.

Vice President of Strategic Initiatives, ACPA Leadership Council *March 2024 – February 2025*
Director of Professional Development, ACPA Governing Board *March 2022 – March 2024*

- The VP position oversees the creation, implementation, and evaluation of the Association's strategic plan and initiatives. the Director leads and collaborates around targeted initiatives surrounding association membership, leadership, and professional development with the International Office. The term of the Director of Professional Development is two years: 2022-2023 as an elect (non-voting) and 2023-2024 in the position.

ACPA20 Convention Chair *November 2018 – April 2020*
ACPA19 Career Development & Advancement Chair *May 2018 – April 2019*
ACPA Commission for Career Services Mentor *January 2018 – December 2018*
ACPA18 Career Development & Advancement Vice Chair *January 2017 – April 2018*
ACPA16 Career Central at Convention Team Member *March 2015 – April 2016*
ACPA Commission for Career Services, Directorate Board Member J*uly 2015 – April 2018*
ACPA Grow Mentor *June 2014 – May 2015*
ACPA Pan African Network, Directorate Board Member *June 2013 – May 2015*

City of New Haven – Department of Youth & Recreation Department 2019-Present
LGBTQ+ Youth Task Force Member

Connecticut Department of Children and Families 2021-2022
LGBTQ+ Advisory Board Member

The Elm City Club 2022-Present
Board Member

New Haven Pride Center 2024-Present
Board Member

EDUCATION

PhD	Florida State University, Higher Education	July 2021
MS	Florida State University, Higher Education	May 2014
BS	Austin Peay State University, Political Science & Sociology	May 2012
	Undergraduate Certificate in Leadership Studies	

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0063

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Alayna Stone to the Youth Commission for a term ending July 1, 2027 be and hereby is approved. Alayna will be replacing Lisa McDowell-Kellman on the Commission.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF ALAYNA STONE TO THE YOUTH COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF ALAYNA STONE TO THE YOUTH COMMISSION.

Comments: Legistar File ID: LM-2026-0063

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Hon. Alayna Stone of 121 Elm Street, New Haven CT, 06511 for appointment to the Youth Commission. Alayna will be replacing Lisa McDowell-Kellman on the Commission.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2027.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF ALAYNA STONE TO THE YOUTH COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Alayna Stone to the Youth Commission for a term ending July 1, 2027 be and hereby is approved. Alayna will be replacing Lisa McDowell-Kellman on the Commission.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven
All-America City
NATIONAL CIVIC LEAGUE
2003★2022★2008
★1958★1988★
SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **ALL**
Ward **# ALL**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the appointment of Ms. Alayna Stone of 121 Elm Street, New Haven CT, 06511 to the Youth Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2027. Alayna will be replacing Lisa McDowell-Kellman on the Commission.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

February 24, 2026

Hon. Alayna Stone
121 Elm Street
New Haven, CT 06511

Dear Hon. Alayna Stone,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Youth Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2027.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Youth Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Gwendolyn Busch, Director of Youth and Recreation
Erika Blake, Business Manager/Program Manager
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Alayna (First Name) | M. (Middle Initial) | Stone (Last Name)

alaynamstone@gmail.com
Email Address

121 Elm Street
Home Address

Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

[redacted]

Mobile: (607) 727-0269
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

(•) Yes ( ) No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

( ) Yes (•) No

State of Connecticut Judicial Branch
Employer

Superior Court Judge
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Alayna_Stone_Resume_November_2025.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

n/a

Question applies to Youth Commission,Peace Commission
Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

n/a

Why are you interested in serving on a board or commission?

I feel that being on boards, and the Youth Commission in particular, is an important and impactful way to give back to a community that I have been a part of for more than 25 years. I have always had an interest in helping youth, whether it be through being on the board of Elm City Montessori School or working at Leadership, Education, and Athletics in Partnership (LEAP) before law school. I believe that municipal boards can be effective drivers of change and support, and can have a greater impact on a community that just working with individual organizations and groups. Boards can be the unifying factor that helps disparate groups work together, which expands and maintains the networks of services. As I entering a new phase in my career, I am looking for new ways to work with youth and families in New Haven to ensure that they are successful.

Why do you believe you would be a good fit for your selected board and commission(s)?

Although I did not grow up in New Haven, I lived here almost exclusively for the past 25 years. I am committed to ensuring that our children and families in New Haven are receiving all of the resources and support that we can give them. My children attend schools located in New Haven and my husband was a New Haven Public School teacher for a number of years, so I am well aware of both the challenges that New Haven families face as well as the opportunities that exist to help them. I believe that communicating with a wide variety of stakeholders and working collaboratively to develop programs that will help New Haven children and families is essential to ensuring that New Haven thrives.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

current board member Robin Wilson

ALAYNA M. STONE

(607) 727-0269 • alaynamstone@gmail.com

EXPERIENCE

State of Connecticut Judicial Branch, New Haven, CT
Superior Court Judge, March 2024-current
Presides over all housing matters including summary process proceedings, appeals from fair rent commission decisions, forcible entry and detainer, actions involving violations of health, safety or welfare codes, statutes and regulations, and civil actions stemming from landlord-tenant relationships

Connecticut Office of the Attorney General, Hartford, CT
Associate Attorney General/Chief of the Division of Civil Litigation, May 2022-March 2024
Assisted Attorney General in developing litigation policies and legal positions of the Office of the Attorney General. Supervised the litigation of several defensive litigation Sections through interactions with Section Chiefs and Assistant Attorneys General. Reviewed and assigned claims against the State of Connecticut. Led a team implementing a settlement agreement involving nearly 3,000 current and former state employees.

Assistant Attorney General, July 2014-May 2022
Represented the State of Connecticut and state agencies in federal and state courts as well as before administrative bodies. Successfully defended client agencies and individual state employees at the trial and appellate level. Advised client agencies on legal issues that arose prior to litigation. Conducted discovery, depositions, and evidentiary hearings.

Georgetown University, Juvenile Justice Clinic, Washington, DC
Student Attorney, September 2009-May 2010
Successfully represented clients in juvenile delinquency and child protection cases in DC Superior Court. Developed factual and legal theory of the case, prepared client and additional witnesses for testimony. Conducted investigations including interviewing witnesses and taking statements. Drafted and defended pre-trial motions. Provided post-disposition representation for youth offenders.

Office of the Public Defender, New Haven Juvenile Matters, New Haven, CT
Legal Intern, May-July 2009
Interviewed and prepared clients in advance of court proceedings. Negotiated plea agreements and counseled clients. Accompanied attorneys to court on juvenile delinquency and child protection matters.

Center for Juvenile Justice Reform at Georgetown University, Washington, DC
Research Assistant, June 2008-May 2010
Collaborated with the Director and other organizations to present symposia, conferences and seminars on various topics related to the issues facing youth involved in both the juvenile justice and child welfare systems. Performed research associated with the commission of a paper on cross-systems collaboration for the education of juveniles in the child welfare and juvenile justice systems. Researched and compiled juvenile detention statutes for all fifty states.

ALAYNA M. STONE

(607) 727-0269 • alaynamstone@gmail.com

Professor Kristin Henning, Georgetown University Law Center, Washington, DC
Research Assistant, January 2008-August 2009
Researched juvenile justice issues including the intersection of parental rights and third-party consent of a minor's property and affects, disproportionate minority contact and the restorative justice model, and prison rape standards in juvenile facilities.

Center for Children's Law and Policy (CCLP), Washington, DC
Legal Intern, May 2008-May 2009
Researched and wrote on topics related to juvenile justice and reform including graduated sanctions, cultural competency standards and state emancipation statutes. Reviewed and commented on juvenile justice-related state and federal legislation and regulation.

Center for Community Change, Washington, DC
Fellow, September 2006-May 2007
Researched and drafted reports on various policy-related issues that include immigration, health care, low-wage work, education and energy.

CLERKSHIPS

Connecticut Supreme Court, Hartford, CT
Term Clerk to Justice Carmen E. Espinosa, September 2013-July 2014

Connecticut Appellate Court, Hartford, CT
Term Clerk to Judge (now Retired Chief Justice) Richard A. Robinson, June 2012-August 2013

Connecticut Superior Court, Office of Legal Research, New Haven, CT
Law Clerk, September 2010-August 2012

EDUCATION

Georgetown University Law Center, Washington, DC
Juris Doctor, May 2010

- *Clinics*: Street Law and Juvenile Justice Clinic

Georgetown University McCourt School of Public Policy (formerly Georgetown Public Policy Institute), Washington, DC
Master in Public Policy, May 2010

- *Honors:* Pablo Eisenberg Public Interest Fellow
- *Thesis:* Justice for Juveniles? How Funding Affects the Delinquency Outcomes for Juvenile Justice Reforms

Yale University, New Haven, CT
Bachelor of Art in Psychology, May 2004

- *Senior Honors' Thesis:* From the End of the School Day Until the End of the Work Day: A Comparison of Child-Care Arrangements for Low-Income Children

ALAYNA M. STONE

(607) 727-0269 • alaynamstone@gmail.com

BAR ADMISSIONS

New York
Connecticut
United States Court of Appeals for the Second Circuit
United States District Court for District of Connecticut
United States Bankruptcy Court for the District of Connecticut

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0073

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Kathryn Greene-McCreight to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF KATHRYN GREENE-MCCREIGHT TO THE HOMELESS ADVISORY COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF KATHRYN GREENE-MCCREIGHT TO THE HOMELESS ADVISORY COMMISSION.

Comments: Legistar File ID: LM-2026-0073

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Kathryn Greene-McCreight of 198 McKinley Ave, New Haven CT, 06515 for reappointment to the Homeless Advisory Commission.

This reappointment would become effective upon your Honorable Board's approval and expires on January 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF KATHRYN GREENE-MCCREIGHT TO THE HOMELESS ADVISORY COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Kathryn Greene-McCreight to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
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New Haven
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★1958★1988★
SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Adam J. Marchand**
Ward **# 25**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the reappointment of Kathryn Greene-McCreight of 198 McKinley Ave, New Haven CT, 06515 to the Homeless Advisory Commission. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on January 1, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★ SINCE 1958

February 24, 2026

Ms. Kathryn Greene-McCreight
198 McKinley Ave
New Haven CT, 06515

Dear Ms. Greene-McCreight,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Homeless Advisory Commission. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on January 1, 2028.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Homeless Advisory Commission will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Tirzah Kemp, Director of Community Resilience
Velma George, Coordinator for the Homeless
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Kathryn
First Name

Middle Initial

Greene-mccreight
Last Name

greene-mccreight@aya.yale.edu
Email Address

198 McKinley Ave
Home Address

Suite or Apt

New Haven
City

CT
State

06515
Postal Code

What ward do you live in (optional - please select ward if you know)?

☑ Ward 25

Home: (203) 687-8910
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

◉ Yes ○ No

If so, which? Also, is it okay to send a text message?

yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

○ Yes ◉ No

semi-retired priest of the Episcopal Church of CT
Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Homeless Advisory Commission: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

n/a

Why are you interested in serving on a board or commission?

I want to continue in the capacity of commissioner for the HAC

Why do you believe you would be a good fit for your selected board and commission(s)?

The same reasons for my first term. Deep concern for the plight of the poor and unhoused

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

as per present, I prioritize the meetings

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Isn't this confidential?

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Prefer not to Answer

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

A few years ago, through my serving on the board of NAMI

HAC ATTENDANCE

	Kathryn Greene-McCreight
2024	
NOVEMBER	P
DECEMBER	P
2025	
JANUARY	P
FEBRUARY	P
MARCH	P
APRIL	P
MAY	A
JUNE	P
JULY (NO MEETING)	
AUGUST	P
SEPTEMBER	P
OCTOBER	P
NOVEMBER	P

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0074

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Leslie Starkes to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LESLIE STARKES TO THE HOMELESS ADVISORY COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LESLIE STARKES TO THE HOMELESS ADVISORY COMMISSION.

Comments: Legistar File ID: LM-2026-0074

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Leslie Starkes of 315 Ellsworth Avenue, New Haven CT, 06511 for reappointment to the Homeless Advisory Commission.

This reappointment would become effective upon your Honorable Board's approval and expires on January 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LESLIE STARKES TO THE HOMELESS ADVISORY COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Leslie Starkes to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Gary B. Hogan**
Ward **# 28**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the reappointment of Leslie Starkes of 315 Ellsworth Avenue, New Haven CT, 06511 to the Homeless Advisory Commission. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on January 1, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★ SINCE 1958

February 24, 2026

Ms. Leslie Starkes
315 Ellsworth Ave
New Haven CT, 06511

Dear Ms. Starkes,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Homeless Advisory Commission. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on January 1, 2028.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Homeless Advisory Commission will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Tirzah Kemp, Director of Community Resilience
Velma George, Coordinator for the Homeless
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Leslie
First Name

Middle Initial

Starkes
Last Name

lstarkes88@gmail.com
Email Address

315 Ellsworth Avenue
Home Address

Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

☑ Ward 28

Home: (475) 384-3510
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

◉ Yes ○ No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

○ Yes ◉ No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Homeless Advisory Commission: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

N/A

Why are you interested in serving on a board or commission?

There is still work that needs to be done for the unhoused community. I feel called to assist in any way I can. Serving on the board gives me hope in making a difference for the greater good of New Haven.

Why do you believe you would be a good fit for your selected board and commission(s)?

I believe in the mission of the board.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

None Selected

Gender

None Selected

How did you hear about serving on our Boards & Commissions?

HAC ATTENDANCE

	Leslie Starkes
2024	
NOVEMBER	P
DECEMBER	A
2025	
JANUARY	A
FEBRUARY	P
MARCH	P
APRIL	P
MAY	P
JUNE	A
JULY (NO MEETING)	
AUGUST	P
SEPTEMBER	P
OCTOBER	P
NOVEMBER	P

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0075

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Micheal Lawlor to the Board of Police Commissioners for a term ending February 1, 2029 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF MICHEAL LAWLOR TO THE BOARD OF POLICE COMMISSIONERS.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF MICHEAL LAWLOR TO THE BOARD OF POLICE COMMISSIONERS.

Comments: Legistar File ID: LM-2026-0075

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Micheal Lawlor of 95 Kneeland Road, New Haven CT, 06512 for reappointment to the Board of Police Commissioners.

This reappointment would become effective upon your Honorable Board's approval and expires on February 1, 2029.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF MICHEAL LAWLOR TO THE BOARD OF POLICE COMMISSIONERS.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Micheal Lawlor to the Board of Police Commissioners for a term ending February 1, 2029 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Leland Moore**
Ward **# 18**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the reappointment of Micheal Lawlor of 95 Kneeland Road, New Haven CT, 06512 to the Board of Police Commissioners. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on February 1, 2029.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Mr. Micheal Lawlor
95 Kneeland Road
New Haven CT, 06512

Dear Mr. Lawlor,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Board of Police Commissioners. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on February 1, 2029.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Board of Police Commissioners will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
David Zannelli, Acting Police Chief
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Micheal (First Name) | P (Middle Initial) | Lawlor (Last Name)

mlawlor@newhaven.edu
Email Address

95 Kneeland Road
Home Address

Suite or Apt

New Haven
City

CT
State

06512
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 18

Mobile: (203) 314-6307
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

University of New Haven
Employer

Acting Associate Dean
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Board of Police Commissioners: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

Michael P. Lawlor 95 Kneeland Road New Haven, CT 06512 (203) 314-6307 Education: J.D. National Law Center, George Washington University, Washington, D.C. May,1983 M.A. Area Studies: Russia and Eastern Europe, School of Slavonic and East European Studies, University of London. June, 1981 B.A. Slavic and East European Studies, Honors Scholar, University of Connecticut, Storrs, CT. May,1979 Non-Degree: Economic Reform in Hungary, Fulbright-Hays Scholarship / University of Indiana, Debrecen, Hungary, 1982 Russian Language Program, American Institute for Foreign Study / Pushkin Institute, Moscow and Leningrad, USSR, 1977 Outstanding High School Senior Program, University of New Haven, Spring semester, 1975 Professional: Acting Associate Dean, Henry C. Lee College of Criminal Justice and Forensic Science, University of New Haven, 2024 – present. Associate Professor of Criminal Justice, University of New Haven, 1995 – present. Undersecretary for Criminal Justice Policy and Planning, Office of Policy and Management, Governor Dannel Malloy, 2011-2019. Member, Connecticut House of Representatives, 99th District, 1987 – 2011 Associate Attorney, Winnick, Ruben, Skolnick and Block, New Haven, CT, 1990-1994 Associate Attorney, Cohen and Acampora, East Haven, CT 1986-1990 Deputy Assistant State's Attorney, Judicial District of New Haven, Connecticut Division of Criminal Justice, 1983 – 1986 Admitted to Connecticut Bar, 1983. Juris Number: 302155

Why are you interested in serving on a board or commission?

I've been a member of the commission for six years and I continue to be impressed with the dedication of the other members and the progress made at NHPD. It's an honor to be a part of that.

Why do you believe you would be a good fit for your selected board and commission(s)?

I have been an active member for six years.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Male

How did you hear about serving on our Boards & Commissions?

incumbent

January 13, 2026 - PRESENT

January 22, 2026 - PRESENT

March 11, 2025 – PRESENT

April 8, 2025 – PRESENT

May 5, 2025 (Special Mtg) – PRESENT

May 13, 2025 - PRESENT

May 27, 2025 (Special Mtg) - PRESENT

June 9, 2025 – PRESENT

June 25, 2025 (Special Mtg) - PRESENT

July 1, 2025 (Special Mtg) - PRESENT

July 8, 2025 – Cancelled

August 12, 2025 – Cancelled

September 09, 2025 - PRESENT

October 14, 2025 – PRESENT

November 12, 2025 – PRESENT

December 9, 2025 – PRESENT

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0076

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Tracey Meares to the Board of Police Commissioners for a term ending February 1, 2029 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF TRACEY MEARES TO THE BOARD OF POLICE COMMISSIONERS.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF TRACEY MEARES TO THE BOARD OF POLICE COMMISSIONERS.

Comments: Legistar File ID: LM-2026-0076

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Tracey Meares of 107 Ogden Street, New Haven CT, 06511 for reappointment to the Board of Police Commissioners.

This reappointment would become effective upon your Honorable Board's approval and expires on February 1, 2029.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF TRACEY MEARES TO THE BOARD OF POLICE COMMISSIONERS.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Tracey Meares to the Board of Police Commissioners for a term ending February 1, 2029 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Kimberly R. Edwards**
Ward **# 19**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the reappointment of Tracey Meares of 107 Ogden Street, New Haven CT, 06511 to the Board of Police Commissioners. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on February 1, 2029.

☐ Democrat

☐ Republican

☒ **Unaffiliated**/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Ms. Tracey Meares
107 Ogden Street
New Haven CT, 06511

Dear Ms. Meares,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Board of Police Commissioners. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on February 1, 2029.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Board of Police Commissioners will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
David Zannelli, Acting Police Chief
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Tracey (First Name) | (Middle Initial) | Meares (Last Name)

tmeares@mac.com
Email Address

107 Ogden Street
Home Address

Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 19

Home: (312) 502-5071
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

312-502-5071 and yes you can send a text

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

Yale University
Employer

Walton Hale Hamilton Professor of Law
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Board of Police Commissioners: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

CV_-_Meares_-_tm_May_28_2025__002_.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

n/a

Why are you interested in serving on a board or commission?

Policing policy and the law of policing has been my professional project for almost the entirety of my academic career. I am a founding faculty director of the Justice Collaboratory, which has had as a central project transformation of policing in the United States.

Why do you believe you would be a good fit for your selected board and commission(s)?

I have served on the Board of Police Commissioners for one term. I have led the Efficiency Committee, which is the place where all general orders are reviewed. I played a major role in drafting critical general orders around Stops, Arrests and Warrants. I have also led a number of projects around getting a new psychological evaluator. I also believe the leadership of the Department has found my expertise in policing to be helpful and important.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Independent

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Mayor Ellicker. I am currently serving

Tracey L. Meares

EDUCATION

The University of Chicago Law School
J.D. *cum laude*, June 1991

University of Illinois at Urbana-Champaign
B.S. in General Engineering, May 1988

EMPLOYMENT

Yale Law School
Walton Hale Hamilton Professor, October 2007 to present
Co-Founding Director, Justice Collaboratory, January 2015 to present
Deputy Dean, July 2009 - July 2011
Professor of Law, January - October 2007
Visiting Professor, September 2005
Courses and seminars taught: Advanced Criminal Justice Reform Workshop; Advanced Criminal Procedure; City Policing: Policies and Procedures; Criminal Justice Policy (seminar); Criminal Justice Reform; Criminal Law and Administration; Criminal Procedure: Adjudication; Criminal Procedure: Investigations; Criminal Procedure: Police Practices and Investigations; Guns in the United States; Innovations in Policing; Introduction to Legal Scholarship; Introduction to Legal Theory; Law, Policy and Guns Seminar; Legal Theory Colloquium; Legal Practicum; Legitimacy: Theoretical Models of Criminal Justice; Police, Law & Policy Clinic, Theoretical Frameworks of Governance and Criminal Justice Reform; Justice and Society

Fordham University School of Law
Bacon-Kilkenny Distinguished Visiting Professor, Spring 2018
Course taught: Current Issues in Police Reform

University of Chicago Law School
Max Pam Professor of Law, July 2004 to December 2006
Professor of Law, May 1999 to 2004
Director, Center for Studies in Criminal Justice, July 2000 to December 2006
Assistant Professor of Law, July 1994 to May 1999
Visiting Assistant Professor of Law, July 1993 to July 1994
Courses and seminars taught: Advanced Remedies; Appellate Advocacy; Crime and Punishment Seminar; The Criminal Justice System Seminar; Criminal Law; Criminal Procedure; Ethnography and Law Seminar; Issues in Poverty and the Law; Juvenile Justice Seminar; The Law of Lawyering

Columbia University Law School
Visiting Professor of Law, January to May 2012
Henry and Lucy Moses Visiting Professor, January to May 2003
Courses and seminars taught: Criminal Law; Criminology Seminar; Policing Seminar

American Bar Foundation (Joint appointment with University of Chicago)
Senior Research Fellow, June 2005 to September 2007
Research Fellow, June 1999 to 2005

University of Michigan Law School
Visiting Professor of Law, January to May 1998
Courses and seminars taught: Issues in Poverty Seminar; The Law and the Law of Lawyering

Antitrust Division, United States Department of Justice
Trial Attorney, Attorney General's Honor Program, November 1992 to August 1993

Judge Harlington Wood, Jr., United States Court of Appeals for the Seventh Circuit
Judicial Law Clerk, September 1991 to September 1992

HONORS

American Academy of Political and Social Science, 2024 Thorsten Sellin Fellow
Russell Sage Foundation Visiting Research Scholar, 2023-24
Distinguished Alumni Award for Hall of Fame, Springfield High School, Springfield, IL, April 2023
American Academy of Arts and Sciences, 2019
Phi Beta Kappa Visiting Scholar, 2019-20
Order of the Coif Distinguished Visitor, 2015
Earl B. Dickinson Lifetime Achievement Award, University of Chicago, 2015
American Law Institute, elected 2009

BOARD AND GOVERNMENT APPOINTMENTS

Russell Sage Foundation
Board of Directors, 2024 to present

Freedom Reads
Board Chair, 2021 to present

Centre for Criminology, University of Oxford
External Advisory Board, 2023 to present

Street Outreach Analytics Response (SOAR)
Advisory Board Member, 2022 to present

Committee on Reducing Racial Inequalities in the Criminal Justice System
National Academies of Sciences, Engineering, and Medicine
Committee Member, November 2020 to December 2023
Consensus Report: *Reducing Inequality in Crime and Justice*. Khalil Gibran Muhammad, Bruce Western, Yamrot Negussie, and Emily Backes, eds.

New Haven Board of Police Commissioners, New Haven, CT
Commissioner**,** July 2020 to present

Use of Force Policy Committee, State of Connecticut POST
June 2020 to December 2021

Aspen Publishing
Editorial Advisory Board, May 2017 to present

Annual Review of Criminology
Co-editor with Robert J. Sampson, 2018 to present
Editorial Committee Member, 2017 to present

The American Law Institute, Principles of the Law, Policing
Associate Reporter, 2015 to December 2022

President's Task Force on 21st Century Policing
Task Force Member, Appointed by President Barack Obama, December 2014 to May 2015

The Joyce Foundation
Board of Directors, September 2010 to present
Vice Chair of the Board, 2025 to present

Committee on Proactive Policing: Effects on Crime, Communities, and Civil Liberties in the U.S.
National Academies of Sciences
Consensus Report: *Proactive Policing: Effects on Crime and Communities.* David Weisburd and Malay K. Majmundar, eds. (2018)

Office of Justice Programs Science Advisory Board, United States Department of Justice
Board Member, Appointed by Attorney General Holder, November 2010 to November 2016

Connecticut Sentencing Commission
Commissioner, 2011 to 2016

Committee on Law and Justice, National Academies Standing Committee
Committee Member, 2004 to 2011

Commission to Review the Arrest of Henry Louis Gates, Jr., Cambridge, Massachusetts
Committee Member, 2009

Committee on Assessing the Research Program of the National Institute of Justice
National Academies
Consensus Report: *Strengthening the National Institute of Justice.* Charles F. Wellford, Betty M. Chemers and Julie A. Schuck, eds. (2010)

Committee to Review Research on Police Policy and Practices
National Academies
Consensus Report: *Fairness and Effectiveness in Policing: The Evidence***.** Wesley Skogan and Kathleen Frydl, eds. (2004)

RESEARCH CENTER AFFILIATIONS

Council on Criminal Justice
Member, 2022 to present

Project Unloaded Steering Committee
Working Group, 2022 to 2025
Research Advisory Committee Member 2025 to present

Responding to Crises on College Campuses, Aspen Institute Citizenship and American Identity Program, and the Constructive Dialogue Institute
Advisor, 2022 to 2024

American Bar Foundation
Affiliated Research Professor, December 2020 to present

Yale Jackson Institute Global Health Advisory Board
Member, August 2020 to present

Twitter PJ Health Initiative
Advisory Board Member, June 2020 to August 2022

The Square One Project
Executive Session Member, 2018 – 2020

Public Theology and Racial Justice Collaborative, National Advisory Committee
Vanderbilt Divinity School, January 2017 – 2019

Executive Session on Public Safety and Policing, Harvard Kennedy School
Executive Session Member, 2008-2014

The University of Chicago Crime Lab, University of Chicago
Faculty Affiliate, 2008 to 2012

The University of Chicago Center for the Study of Race, Politics, and Culture
Faculty Affiliate, 1997 to 2007

Berkeley Center for Criminal Justice, University of California, Berkeley
Senior Research Fellow, 2007 to 2010

Joint Center for Poverty Research, Northwestern University/University of Chicago
Executive Committee Member**,** 1999 to 2002

PUBLICATIONS

Books

Comprehensive Criminal Procedure, 6th edition (Aspen Publishing, 2025) (with Ronald Allen, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Comprehensive Criminal Procedure, 5th edition (Aspen Publishing, 2020) (with Ronald Allen, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Criminal Procedure: Investigation and Right to Counsel, 5th edition (Aspen 2025) (with Ronald Allen, William Stuntz, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Criminal Procedure: Investigation and Right to Counsel, 3rd edition (Wolters Kluwer, 2016) (with Ronald Allen, William Stuntz, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Criminal Procedure: Adjudication and Right to Counsel, 5th edition (Aspen 2025) (with Ronald Allen, William Stuntz, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Criminal Procedure: Adjudication and Right to Counsel, 2nd Edition (Wolters Kluwer, 2016) (with Ronald Allen, William Stuntz, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Legitimacy and Criminal Justice: A Comparative Perspective (Sage Foundation, 2007) (co-edited with Anthony Braga, Jeffrey Fagan, Robert Sampson, Tom R. Tyler and Christopher Winship)

Urgent Times: Policing and Rights in Inner City Communities (Beacon Press, 1999) (with Dan Kahan)

Book Chapters and Sections

"Presumption of Liberty: Reducing Pretrial Incarceration" in *Parsimony and Other Radical Ideas About Justice,* Jeremy Travis and Bruce Western, eds. (The New Press, January 2023) (with Arthur Rizer)

"Trust and Models of Policing," Daedalus, Journal of the American Academy of Arts & Sciences, "Institutions, Experts & the Loss of Trust," Vol. 151, Number 4; Fall 2022

"Clashing Narratives of Policing? The Quest for Lawful vs. Effective Policing and Possibility of Abolition as a Solution" in *The Ethics of Policing: New Perspectives on Law Enforcement,* (NYU Press, July 2021)

"Policing: A Model for the Twenty-first Century" in *Policing the Black Man*, Angela J. Davis, ed. (Pantheon Books, June 2017) (with Tom Tyler)

"Police Lawfulness and Public Security," in the *SAGE Handbook of Global Policing,* Ben Bradford, Beatrice Jauregui, Ian Loader and Jonny Steinberg, eds. (October 2016)

"Policing in the 21st Century" in *Ferguson's Fault Lines*, Norwood, Kimberly Jade, ed. (2016)

"The Law of Community Policing and Public Order Policing" in *The Encyclopedia of Criminology and Criminal Justice* (Springer, 2014)

"The Distribution of Dignity and the Fourth Amendment" in the *Political Heart of Criminal Procedure: Essays on Themes of William J. Stuntz*, Klarman, Michael, David Skeel, and Carol Steiker, eds. (Cambridge University Press, 2011)

"The Progressive Past" in *The Constitution in 2020*, Jack Balkin and Reva Siegel, eds. (Oxford University Press, 2009)

"Third Party Policing: A Critic" in *Prospects and Problems in an Era of Police Innovation: Contrasting Perspectives*, David Weisburd and Anthony Braga, eds. (Cambridge University Press, 2006; revised edition, 2019 (with Emily Owens))

"Simple Solutions? The Complexity of Public Attitudes Relevant to Drug Law Enforcement Policy" in *Crime Control and Social Justice: The Delicate Balance*, Hawkins, Darnell F., Samuel Myers Jr., and Randolph Stone, eds. (Greenwood, 2003)

"Communities, Conflicts and Social Capital" in *Moving Out: What Should be Done for those Who Have Been Left Behind*, Fiss, Owen (Princeton University Press, 2003)

"Race and Crime (including Ethnicity)" in *The International Encyclopedia of the Social Sciences* (Elsevier, 2001)

Articles

"Building a Healthy Online Ecosystem: Applications to Online Platforms" (with Tom Tyler)
The Annals of the American Academy of Political and Social Science (forthcoming)

"Uncovering Policing"
NOMOS (forthcoming)

"Procedural Justice and Self Governance on Twitter: Unpacking the Experience of Rule Breaking on Twitter," (with Matt Katsaros, Jisu Kim and Tom Tyler)
Journal of Online Trust and Safety, 1(3) (2022)

"The Strange History and Impact of Broken Windows,"
*Vital City (Issue 2) (*2022)

"The Wolf We Feed: Democracy, Caste and Legitimacy," (with Benjamin Justice)
119 *Michigan Law Review Online* 95 (2021)

"Does the Law Recognize Legal Socialization," (with Benjamin Justice)
77 *Journal of Social Issues* 462 (2021)

"Revisiting Broken Windows: The Role of the Community and the Police in Promoting Community Engagement?" (with Tom Tyler)
76 *New York University Annual Survey of American Law* 637 (2021)

"Getting the Right Answers Requires Asking the Right Questions," (with Gwen Prowse)
Howard League ECAN Bulletin, Issue 46, (2021)

"Implementing Checklists to Improve Police Responses to Co-Victims of Gun Violence," (with Samuel Kuhn)
The Guns Issue, *The Journal of Law, Medicine & Ethics,* 48 S2 (2020)

"Policing as a Public Good: Reflecting On The Term "To Protect And Serve" as Dialogues of Abolition" (with Gwen Prowse)
77 *Florida Law Review* 1 (2020)

"The State from Below: Distorted Responsiveness in Policed Communities" (with Gwen Prowse and Vesla Weaver)
56 *Urban Affairs Review* 1423 (2020)

"Building Popular Legitimacy with Reconciliatory Gestures and Participation: A Community-level Model of Authority" (with Thomas O'Brien and Tom Tyler)
14 *Regulation and Governance* 821 (2020)

"Procedurally just organizational climates improve relations between corrections officers and incarcerated individuals" (with D. Evans Peterman, E. Rubien-Thomas, T. O'Brien, J. Richeson, B. Casey, T. Tyler, and A. Baskin-Sommers)
27 *Psychology, Crime, and Law* 456 (July 2020)

"The Radical Notion of the Presumption of Innocence," (with Arthur Rizer), *The Square One Project*, https://squareonejustice.org/paper/the-radical-notion-of-the-presumption-of-innocence-by-arthur-rizer-and-tracey-meares-may-2020/

"Reconciling Police and Communities with Apologies, Acknowledgements, or Both: A Controlled Experiment" (with Thomas O'Brien and Tom Tyler)
687 *The ANNALS of the American Academy of Political and Social Science* 202 (2020)

"Social Media Governance: Can Social Media Companies Motivate Voluntary Rule Following Among Their Users?" (with Tom Tyler, Matt Katsaros and Sudhir Venkatesh)
17 *Journal of Experimental Criminology* 109 (2019)

"Synthesizing Narratives of Policing and Making a Case for Policing as a Public Good"
63 *Saint Louis University Law Journal*, 553 (2019)

"Policing: A Public Good Gone Bad"
Forum 3 Boston Review 93, The President's House is Empty (2017)

"The Path Forward: Improving the Dynamics of Community-Police Relationships to Achieve Effective Law Enforcement Policies"
117 *Columbia Law Review* 1355 (2017)

"Policing and Procedural Justice: Shaping Citizens' Identities to Increase Democratic Participation"
111 *Northwestern University Law Review* 1525 (2017)

Harvard Law Review, Book Review, Risa Goluboff, Vagrant Nation, "This is My Land?"
130 *Harvard Law Review* 1877 (2017)

"Burying the Lede: Why Teaching the Due Process Cases is Critical to Investigations in Criminal Procedure"
60 *Saint Louis University Law Journal* 497 (2016)

"Policing in the 21st Century: The Importance of Public Security: Keynote Address"
2016 *The University of Chicago Legal Forum* 2 (2016)

"Desistance and Legitimacy: The Impact of Offender Notification Meetings on Recidivism among High Risk Offenders" (with Danielle Wallace, Andrew Papachristos, and Jeffrey Fagan)
33 *Justice Quarterly* 1237 (2016)

"Lawful or Fair? How Cops and Laypeople View Good Policing" (with Tom Tyler and Jacob Gardner)
105 *The Journal of Criminal Law and Criminology* 297 (2015)

"Broken Windows, Neighborhoods, and the Legitimacy of Law Enforcement, or Why I Fell In and Out of Love with Zimbardo"
52 *Journal of Research in Crime and Delinquency* 609 (2015)

"Programming Errors, Understanding the Constitutionality of Stop and Frisk as a Program, Not an Incident"
82 *University of Chicago Law Review* 159 (2015)

"Justice Sotomayor and the Jurisprudence of Procedural Justice"
123 *Yale Law Journal Forum* 525 (2014)

"The Law and Social Science of Stop and Frisk"
10 *Annual Review of Law and Social Science* 335 (2014)

"How the Criminal Justice System Educates Citizens" (with Benjamin Justice)
651 *The Annals of the American Academy of Political and Social Science* 159 (2014)

"The Good Cop: Knowing the Difference between Lawful or Effective and Rightful Policing – And Why It Matters"
54 *William & Mary Law Review* 1865 (2013)

"Why Do Criminals Obey the Law" (with Andrew Papachristos and Jeffrey Fagan)
102 *Journal of Criminal Law & Criminology* 397 (2012)

"Randomization and the Fourth Amendment" (with Bernard Harcourt)
78 *The University of Chicago Law Review* 809 (2011)

"The Legitimacy of Police Among Young African American Men"
92 *Marquette Law Review* 651 (2009)

"Punishment, Deterrence and Social Control: The Paradox of Punishment in Minority Communities" (with Jeffrey Fagan)
6 *Ohio State Journal of Criminal Law* 173 (2008)

"Attention Felons: Evaluating Project Safe Neighborhoods in Chicago" (with Andrew Papachristos and Jeffrey Fagan)
4 *Journal of Empirical Legal Research* 223 (2007)

"When 2 or 3 Come Together" (with Kelsi Brown Korkran)
48 *William and Mary Law Review* 1315 (2007)

"Seeing Crime and Punishment Through a Sociological Lens: Contributions, Practices, and the Future" (with Calvin Morrill, John Hagan and Bernard Harcourt)
University of Chicago Legal Forum 289 (2005)

"Warren Court Retrospective: Everything Old Is New Again: Fundamental Fairness and the Legitimacy of Criminal Justice"
3 *Ohio State Journal of Criminal Law* 117 (2005)

"Gangs & Gang-related Crime"
4 *Criminology & Public Policy* 575 (2005)

"Lawful Policing" (with Wesley Skogan)
593 *The Annals of the American Academy of Political and Social Science* 66(18) (2004)

"Mass Incarceration: Who Pays the Price for Criminal Offending?"
3 *Criminology and Public Policy* 295 (2004)

"Updating the Study of Punishment" (with Dan Kahan and Neal Katyal)
56 *Stanford Law Review* 1171 (2004)

"What's Wrong with *Gideon?*"
70 *University of Chicago Law Review* 215 (2003)

"Praying for Community Policing"
90 *California Law Review* 1593 (2002)

"Three Objections to the Use of Empiricism in Criminal Law and Procedure—And Three Answers"
University of Illinois Law Review 101 (2002)

"Signaling, Legitimacy, and Compliance: A Comment on Posner's *Law and Social Norms* and Criminal Law Policy"
36 *University of Richmond Law Review* 407 (2002)

"Norms, Legitimacy and Law Enforcement"
79 *Oregon Law Review* 391 (2000)

"Transparent Adjudication and Social Science Research in Constitutional Criminal Procedure" (with Bernard Harcourt)
90 *Journal of Criminal Law and Criminology* 733 (2000)

"Adolescence, Context, and Culpability: Some Thoughts on the Next Essay"
6 *Virginia Journal of Social Policy and the Law* 583 (1999)

"Terry and the Relevance of Politics"
72 *St. John's Law Review* 101 (1998)

"The Coming Crisis of Criminal Procedure" (with Dan Kahan)
86 *Georgetown Law Journal* 1153 (1998)

"The Increasing Significance of Genes: Reproducing Race" (book review)
92 *Northwestern Law Review* 1046 (1998)

"*Place* and Crime"
73 *Chicago-Kent Law Review* 669 (1998)

"Law and (Norms of) Order in the Inner City" (with Dan Kahan)
32 *Law and Society Review* 805 (1998)

"Social Organization and Drug Law Enforcement"
35 *American Criminal Law Review* 191 (1998)

"Black, White and Gray: A Reply to Alschuler and Schulhofer" (with Dan Kahan)
University of Chicago Legal Forum 245 (1998)

"The Wages of Antiquated Procedural Thinking: A Critique of Chicago v. Morales" (with Dan Kahan)
University of Chicago Legal Forum 197 (1998)

"It's a Question of Connections"
31 *Valparaiso Law Review* 579 (1997)

"Charting Race and Class Differences in Attitudes Toward Drug Legalization and Law Enforcement: Lessons for Federal Criminal Law"
1 *Buffalo Criminal Law Review* 137 (1997)

"Rewards for Good Behavior: Influencing Prosecutorial Discretion and Conduct with Financial Incentives"
64 *Fordham Law Review* 851 (1995)

"Exploring Departures Based on the Victim's Wrongful Conduct through *U.S. v. Koon*"
7 *Federal Sentencing Reporter* 201 (1995)

Research Reports, Op-Eds and Popular Press
"Changing the Law to Change Policing: Initial Steps," Report with B. Friedman, B. Garrett, R. Harmon, C. Lopez, M. Ponomarenko, C. Slobogin, and T. Tyler, (June 2020)

"The First Step Is Figuring Out What Police Are For," with Tom Tyler, *The Atlantic*, (June 2020)
https://www.theatlantic.com/ideas/archive/2020/06/first-step-figuring-out-what-police-are/612793/

"Defund-the-police calls aren't going away. But what do they mean practically?" with Phillip Atiba Goff and Tom R. Tyler, *THINK,* (June 2020)
https://www.nbcnews.com/think/opinion/defund-police-calls-aren-t-going-away-what-do-they-ncna1231959

"Move Criminal Justice Forward"
The Regulatory Review, Penn Program on Regulation (March 2017)
https://www.theregreview.org/2017/03/06/meares-move-criminal-justice-forward/

"Policing Should Move Beyond Crime Reduction"
The Washington Post (July 2016)
https://www.washingtonpost.com/opinions/policing-should-move-beyond-crime-reduction/2016/07/20/f561df64-4cf3-11e6-aa14-e0c1087f7583_story.html?utm_term=.f89c1e068158&wpisrc=nl_opinions&wpmm=1

"A Strategy to Build Police-Citizen Trust"
New York Times, (July 2016)
https://www.nytimes.com/2016/07/26/opinion/a-strategy-to-build-police-citizen-trust.html

"Fight Crime Sensibly, Not Hysterically,"
New York Times, Room for Debate (June 2016)
https://www.nytimes.com/roomfordebate/2015/12/15/are-americans-fears-legitimate/fight-crime-sensibly-not-hysterically

"If You Want Independent Judges, Don't Elect Them"
New York Times, Room for Debate (June 2016)
https://www.nytimes.com/roomfordebate/2016/06/08/should-an-unpopular-sentence-in-the-stanford-rape-case-cost-a-judge-his-job/if-you-want-independent-judges-dont-elect-them

"Crime Statistics Don't Show that the Sky is Falling"
N.Y. Times Room for Debate (2015)
https://www.nytimes.com/roomfordebate/2015/06/04/have-fearful-police-brought-an-end-to-the-drop-in-crime/crime-statistics-dont-show-that-the-sky-is-falling

"What "Ferguson Effect?" Understanding Recent Ups and Downs of Crime," with Jeffrey Fagan
Columbia Law School and *The New York Times* (2015)
http://www.law.columbia.edu/news/2015/06/ferguson-effect

"Rightful Policing," with Peter Neyroud
Perspectives in Policing Bulletin. Washington, D.C.: U.S. Department of Justice, National Institute of Justice. NCJ 248411 (2015)

"A Third Reconstruction?"
For the Symposium: *Deconstructing Ferguson One Year Later* (2015)
https://balkin.blogspot.com/2015/08/a-third-reconstruction.html

"Introduction: Deconstructing Ferguson One Year Later"
For the Symposium: *Deconstructing Ferguson One Year Later* (2015)
https://balkin.blogspot.com/2015/08/introduction-deconstructing-ferguson.html

"Ferguson's Schools Are Just as Troubling as Its Police Force"
The New Republic (2014)
https://newrepublic.com/article/119169/ferguson-missouri-schools-are-just-troubling-its-police-force

"What Chicago is Doing Right"
Bill Moyers GroupThink (2013)

"Firearm Violence: A Public Health Problem"
The Hartford Courant (2013)

"Justice Falls Down," (Review of William Stuntz's "*The Collapse of Criminal Justice"*)
Harvard Magazine (2012)

"Taking Traffic Violations Seriously"
New York Times, Room for Debate (2012)

"The Arizona Solution," with Jeffrey Fagan
Slate Magazine (2010)
http://www.slate.com/articles/news_and_politics/jurisprudence/2010/05/the_arizona_solution.html

"What the Court Didn't Do" (Commentary on *Graham v. Florida)*
New York Times, Room for Debate (2010)

"Profiling Not Pathway to Safe Streets"
New Haven Register (2009)

"Law Enforcement for Lawabiders"
Ideas in American Policing, Number 8, (2007)

"Public-Order Policing Can Pass Constitutional Muster," with Dan Kahan
The Wall Street Journal, A18 (1999)

"When Rights Are Wrong," with Dan Kahan
Boston Review, (1999)

"Let's Cut Chain Gangs Loose"
U.S. Catholic Magazine, (1997)

"Weak Link"
The University of Chicago Magazine, (1996)

"Land of Lincoln Shouldn't Revive Chain Gangs"
Chicago Tribune, §1, (1996

INVITED LECTURES

"Collaborating Public Safety"
Flynn Theater Community Discussion on 21st Century Policing, (with Sean Smoot and Deborah Spence), Burlington, VT, March 2023

"All I See is the Future"
Odyssey Impact, Brain Trust discussion on the national campaign for the forthcoming Documentary, March 2023

"A Biased World: Psychological Science in the Service of Justice" with Phillip Goff and Tom Tyler
Yale Departments of African American Studies and Psychology, February 2023

"Policing as a Public Good," Howard University, Lecture Series Phi Beta Kappa, Sept. 2022

"Policing as a Public Good,"
London School of Economics, Phelan Family Lecture Series, October 2020

"Theories of Community in Popular Legitimacy,"
University of Richmond School of Law, Emroch Lecture, February 2019

"Reconciling Narratives of Policing"
Saint Louis University, Childress Lecture, October 2018

"Redesigning Justice: Promoting Civil Rights, Trust, and Fairness"
Howard League Conference, Oxford, England, March 2018

"Thinking Through the "Public" In "Public Legitimacy"
American Philosophical Association, Public Session on Policing, Chicago, January 2018

"The Future of Police Legitimacy and Police Reform,"
Indiana University, Maurer School of Law, Ralph F. Fuchs Lecture, April 2017

"The Promise of Police Reform in the New Administration,"
Vera Institute of Justice, Neil A. Weiner Research Speaker Series, June 2017

"The Legitimacy of Policing and Citizenship,"
University of Utah S.J. Quinney College of Law, William H. Leary Lecture, February 2017

"The Intersection of Technology, Oversight, and Legitimacy in 21st Century Policing"
Cato Institute, Washington, DC, December 2016

"Policing and Its Reform in the 21st Century,"
Chautauqua Institution, Jamestown, NY, Robert H. Jackson Lecture, July 2016

"Lifesaving Solutions to the Urban Gun Violence Epidemic,"
Democratic National Convention, Panelist, July 2016
"Justice System Breakdown: The Need and the Time for Change in Illinois,"
John Howard Association Annual Meeting, November 2015

"Police Reform and Public Security,"
University of Chicago, Legal Forum Keynote Address, November 2015

"Building Trust and Legitimacy Toward Effective Community Policing,"
SIU School of Medicine and SIU School of Law, 21st Century Policing Symposium, November 2015

"Thoughts on 21st Century Policing"
ACLU of Springfield, IL at University of Illinois-Springfield, November 2015

"Policing in the 21st Century," Order of the Coif Distinguished Lecturer
Oklahoma University Law School, October 2015
UCLA Law School, October 2015
Drake University Law School, September 2015

"Enhancing Procedural Fairness"
Centre for Justice Innovation "Better Courts" Conference, London, February 2015

"Policing Chicago,"
Chicago Humanities Festival, Robert McCormick Foundation Lecture, October 2013

"The Good Cop: Knowing the Difference between Lawful or Effective and Rightful Policing–And Why It Matters,"
William & Mary College of Law, George Wythe Lecture, (2013)

"Promoting a Curriculum of Positive Civic Identity through Legitimate Policing"
Rutgers University Graduate School of Education, December 2012

"The Legitimacy of Police among Young African-American Men,"
Marquette University Law School, Inaugural George and Margaret Barrock Lecture, February 2009

"The Second Movement: Crime, Law Enforcement and the Black Church"
University of Pittsburgh, Dr. Martin Luther King, Jr. Lecture, January 2000

"The New Policing: Social Organization, Legitimacy, and Law Enforcement"
Center for Crime and Justice at New York University Law School, Fortunoff Colloquium, November 1999

PAPER PRESENTATIONS

"Uncovering Policing"
Berkeley Law School, February 2023
Princeton Center for the Study of Democratic Politics, February 2023
University of Connecticut Law School, September 2025

"Policing as Public Good: Reflecting on the Term "To Protect and Serve" as Dialogues of Abolition,"
University of Arizona, Faculty Workshop, September 2020

"The State from Below: Distorted Responsiveness in Policed Communities"
Harvard Criminal Justice and Public Law Workshop, February 2019

"Portals to Politics: Grassroots Narratives of Policing in the Low End, North Station Baltimore, South LA, and the 53206"
Fordham Law School, February 2018
New York University, Urban Research Seminar, December 2018

"Police Lawfulness and Public Security"
Florida State University College of Law, January 2017

"Lawful or Fair? How Police and Laypeople Judge Good Policing"
Drake University Law School, September 2015
Oklahoma University Law School, October 2015

"The Two Different Worlds We Live In"
Northwestern University, Institute for Policy Research, April 2014
University of Minnesota Law School, April 2012
Columbia University Law School, February 2012
Yale Center for Research on Inequalities and the Life Course Workshop, September 2011
Cornell University Law School, September 2011
Yale Law School, Sixth Annual Criminal Justice Roundtable, April 2011

"How the Criminal Justice System Educates Citizens"
USC Gould School of Law, March 2014
Yale University, Institute for Social and Policy Studies Conference: Detaining Democracy, November 2012
Yale University, African American Studies Department, Endeavors, November 2012

"Randomization and the Fourth Amendment"
Vanderbilt Law School, Vanderbilt Criminal Law Roundtable, September 2009
Quinnipiac Law School, September 2009

University of Chicago Law School, Fifth Annual Criminal Justice Roundtable, May 2009

"Why Do Criminals Obey the Law?"
Fordham Law School, April 2009

"Attention Felons: Evaluating Project Safe Neighborhoods in Chicago"
Loyola University Chicago, April 2006
Yale Law School, November 2005
American Society of Criminology Annual Meeting, 2005
Harvard Law School, May 2005

"When 2 or 3 Come Together: Cooperation Between the Black Church and the Police in Chicago"
University of Illinois Law School, October 2005
University of Chicago, Law and Philosophy Workshop, February 2005
Princeton University, Woodrow Wilson School, May 2004
Yale Legal Theory Workshop, April 2004
Iowa College of Law, February 2004
Yale Law School, February 2001

"What's Wrong with Gideon?"
Fordham University School of Law, April 2003
Rutgers (Newark) Center for Law and Justice, March 2003

"Churches, Crime and Communities: A Community-focused Model of Faith Based Initiatives"
Columbia University Law School, February 2003
Ohio State University College of Law, September 2002
University of Florida College of Law, February 2002
Harvard University, John F. Kennedy School of Government, September 2001
University of Utah College of Law, October 2001

"Legitimate Policing in the Eyes of the Police"
American Bar Foundation, November 2001

"Law Enforcement for Law Abiders: Achieving Voluntary Compliance through Social Organization Improvement"
Boston University, Institute on Race and Social Division, November 1999
Pennsylvania State, Dickinson Scholar Series, September 1998

"Place and Crime"
Harvard Law School, May 1998
University of Chicago, Center on Race, Politics, and Culture, May 1998
Boston University Law School, April 1998

"Terry and the Relevance of Politics"
St. John's Law School, Conference on the 40th Anniversary of Terry v. Ohio, April 1998

"When Rights Are Wrong," with Dan Kahan
The University of Chicago, Legal Forum Symposium, "The Right to Fair Trial," Nov. 1997
ITT Chicago-Kent Law School, October 1997
University of Chicago Law School, October 1997

"Law and (Norms of) Order in the Inner City," with Dan Kahan
Law and Society Annual Meeting, June 1997

"Social Organization and Drug Law Enforcement"
University of Michigan Law School, November 1998
The University of Virginia Law School, March 1997
Stanford Law School, February 1997

"Charting Race and Class Differences in Attitudes Toward Drug Legalization and Law Enforcement"
SUNY Buffalo, Rethinking Federal Criminal Law Symposium, November 1996
The American Society of Criminology 48th Annual Meeting, November 1996

"It's a Question of Connections"
Valparaiso University School of Law, Symposium on Teenage Violence and Drug Abuse, November 1996

"An Empirical Exploration of Attitudes toward 'Get Tough' Drug-Law Enforcement Policies"
The Drug Policy Foundation's 10th International Conference on Drug Policy Reform, November 1996

SELECTED PRESENTATIONS, SYMPOSIA, AND CONFERENCES

"Crafting Effective Solutions to Gun Violence"
Johns Hopkins, April 2023

"Content Moderation"
Nextdoor Speaker Series, San Francisco, January 2023

Incarceration and Imagination Conference – "The Image of Prison in the Public Mind," Respondent, Whitney Humanities, Oct. 2022

New Directions in Law and Society, Plenary Panel, "Law in the Post-Liberal Era," UMASS Amherst, Oct. 2022

NOMOS, American Society for Political and Legal Philosophy on Policing, "Uncovering Police," Sept. 2022

Trust Con, Panelist on Procedural Justice, in Theory and Practice, Sept. 2022

Law and Society Association, Panelist, "Policing Organizations and their Community Impact," Lisbon, July 2022

Centre for Criminological Research, University of Alberta, Keynote Lecture, "Reexamining the state's police power, safety deprivation and the meaning of citizenship for Black Americans," Mar. 2022

Discord, Monthly Academic Talk Series, "Value of Procedural Fairness," Feb. 2022

LEAP, Guest of Honor, "Duty to Protect," Woodbridge, CT, Feb. 2022

Stanford University Freeman Spogli Institute Black History Month Keynote, "Re-examining the State's Police Power, Safety Deprivation and the Meaning of Citizenship for Black Americans," Feb. 2022

MLK Convocation, Dana Hall, Wellesley, MA, Jan. 2022

American Bar Foundation, Lecture: "Achieving Criminal Justice: A Civic Education Approach," Nov. 2021

Federalist Society National Convention, Criminal Law, Panelist, Washington, DC, Nov. 2021

American Society of Criminology Annual Meeting
Speaker, Presidential Panel: "New Perspectives on the Risk Assessment Paradigm,"

Policy Panel: "Reimagining Justice in Research Methodologies: Square One Roundtable on the Role of Values in Research and Policy Change," Chicago, Nov. 2021

Tufts University, "Political Perspectives on Policing, Race, and Protest in America" Lecture Series, Discussed President's Task Force on 21st Century Policing, December 2020

Bloomberg American Health Summit, "A Public Health Approach to Reducing Violence," Discussant, December 2020

Yale University, African American Studies, Endeavors, "Black Now: Conversations for the Revolution" with Elizabeth Hinton, December 2020

Yale Law School, Critical Perspectives Series, "1L Curriculum," November 2020

Iowa State University, Lecture Series, Phi Beta Kappa, "Defund the Police? Reinventing Policing as a Public Good," October 2020

Yale Federalist Society, "Criminal Justice by the People," with Judge Stephanos Bibas, Discussant, October 2020

New York City Civilian Complaint Review Board, "Conversation Series" regarding issues related to police oversight and accountability, September 2020

The Helix Center, "Ethics and AI," Speaker, September 2020

Academy for Justice and the Arizona State Law Journal, "Guilty Minds: A Virtual Conference on Mens Rea and Criminal Justice Reform," Moderator, September 2020

Politico, "Can Politics Handle Police Reform in 2020?" Roundtable, September 2020
https://www.politico.com/news/magazine/2020/10/15/police-reform-politics-roundtable-421639

Fordham's Center on Race, Law, and Justice, "Unfinished Work: Black Lives Matter and Policing after the Protests," Panelist, September 2020
American Constitution Society and Michelle Goodwin, University of California, Irvine School of Law, "Elevating and Engaging with Black Lives on Law School Campuses" Webinar, August 2020

The Justice Collaboratory, Message Summit, "Anti-Blackness, Abolition, and Criminal Justice," with Dr. Emily Wang, Webinar, July 2020
Yale Law School Faculty Leadership Conversation, "Inequality and Racial Justice" Webinar, June 2020

American Constitution Society National Convention, "The Pandemic and the Law: Legal Precedent Meets Unprecedented Times," Panelist, June 2020

London School of Economics, "Race and Policing in America" Roundtable Discussion, June 2020

Annual Reviews, "Racial Justice, Policing, and Protest," Moderator, June 2020

JP Morgan, "Social Impacts of COVID-19," CLE Panelist, June 2020

Joyce Foundation with Chicago Philanthropy, "Abolition, Defunding and Reform of Police," Presenter, June 2020

AARC/NAACP/ERIC, "COVID-19's Impacts on African American Communities," Webinar, May 2020

WAMU 88.5 American University Radio and NPR, "Guns & America," Video chat with Reporting Fellows, July 2019

Yale Law School, "Transformation of Police: Rethinking a Critical Public Good through the Lens of Abolition," Keynote speaker, Admitted Students Weekend, April 2019

John Hopkins Center for Gun Policy and Research, "Reducing Gun Violence in America: Evidence for Change," On-line class series, MOOC Contributor, April 2019

Yale Law School, "The Relationship of Funders and the Academy in Institutionalizing Law School Engagement," Liman Colloquium, Panelist, March 2019

Springfield International Frontiers Club, 44th Annual Dr. Martin Luther King Jr. Memorial Breakfast, Keynote speaker, Springfield, Illinois, January 2019

Association of American Law Schools:
Junior Scholars Public Law Workshop, Discussant
Workshop for Pre-Tenured Law School Teachers of Color, Workshop participant
New Orleans, January 2019

Yale University, The Gilder Lehrman Center for the Study of Slavery, Resistance, and Abolition, "Race and the Afterlives of Slavery," Panelist, November 2018

Yale University, Yale Day of Data, Panelist, November 2018

Fordham Law School, A2J Initiative, "Rikers: An American Jail," Panelist, February 2018

American Society of Criminology, "Crime, Legitimacy and Reform: Fifty Years after the President's Commission," Roundtable, Annual Meeting, November 2017
George Washington Law Review Symposium, "Advancing Justice Summit," Panelist, October 2017

Charles Koch Institute, "Advancing Justice: An Agenda for Human Dignity and Public Safety," Panelist, October 2017

John Hopkins University, "Police Legitimacy and Police Reform," Seminar on Violence Prevention October 2017
Vera Institute of Justice, Prosecutor's Conference, June 2017

Annual Law and Society Conference, June 2017
"Collective Aspects of Procedural Justice," Presenter
"Courting Death: The Supreme Court and Capital Punishment," Reader

Criminal Justice Roundtable Convening Committee, 2005 to present

Civilian Office of Police Accountability, Chicago Inaugural Training Academy, "Procedural Justice and Community Policing," Speaker, May 2017

National Academy of Arbitrators Meeting, "Law Enforcement Labor Relations and Arbitration & 21st Century Policing," Panelist, May 2017

University of Texas at Austin, Bookfest, Faculty Colloquium, February 2017

Northwestern Pritzker School of Law, Democratizing Criminal Law Symposium, "De-Bureaucratization: Police and Prosecutors," Panelist, November 2016

Rutgers School of Criminal Justice, Deconstructing Ferguson II, "How do Social Policy, Law, and Institutions Shape Civic Life in Newark," Moderator, May 2016

Harvard Law School, "Restoring Police Legitimacy" Symposium, Panelist, April 2016

Yale University, ISPS Center for the Study of Inequality, Police Actions and Citizen Mobilizations in Democratic Societies Conference, "Police Repression: Targets and Tactics," April 2016

Mayor Libby Schaaf's Safe Oakland Series: Fair and Just Policing, April 2016

Yale University, The Inner City School: Inequality and Urban Education (School to Prison Pipeline), Moderator, April 2016

AALS Annual Meeting, "The Empirics of Legal Interpretation," Speaker, January 2016
National Initiative for Building Community Trust & Justice Research Roundtable (with Tom Tyler) Yale Law School, November 2015

Centre for Justice Innovation, London, "Better Courts, A National Conference on Court Innovation," June 2015

Yale University, Justice Collaboratory Conference, "Policing Post Ferguson," April 2015
The National Initiative for Building Trust and Justice, "Police Legitimacy and Procedural Justice Summit for the Northern District of California," March 2015

Northwestern Law School, Chicago Forum on Procedural Justice and Policing, "Legitimacy and Fairness: 2 Views of Rightful Police Conduct," Presenter, March 2014
Vera Institute, "Bringing Justice Home: Initiatives Rooted in Community," Panelist, February 2014

AALS Crosscutting Program, "Applying the Research towards Reforming the Criminal Justice Process," Panelist, January 2014

Netherlands Institute for Study of Crime & Law Enforcement, Conference on Broken Windows, "Broken Windows, Neighborhoods and the Legitimacy of Law Enforcement, or How I Fell In and Out of Love with Zimbardo," October 2013

The Association of Prosecuting Attorneys, in partnership with the Bureau of Justice Assistance and the Center for Court Innovation, 8th National Community Prosecution Conference, "What is Procedural Justice and How Can It Contribute to Reducing Violence?" September 2013

Harvard Law School, Conference in honor of William Stuntz, "The Distribution of Dignity and the Fourth Amendment," March 2010

Police Executive Research Forum Annual Meeting, "Police Stops, Community Trust and Legitimacy: Can They Be Reconciled?" Panelist, April 2010

Yale Law School, Liman Public Interest Colloquium, "Over-incarceration and Decarceration," Panelist, March 2010

John Jay University, National Network for Safe Communities Annual Conference, "Increasing Criminal Justice System Legitimacy," Opening Plenary Speaker, December 2009

SMU Dedman School of Law and ABA Judicial Division, Justice for All: Perceptions of Racial and Ethnic Bias in Our Courts, "Prosecutorial Discretion," Panelist, April 2009

AALS 2006 Mid-Year Meeting Workshop on Criminal Law and Procedure: Lessons from other Disciplines and New Realities, "Learning from Sociology and Political Science," Lecturer, June 2006

University of Chicago, 52 Years After Hernandez v. Texas, "Hernandez, Brown and the Future of Criminal Procedure," Lecturer, April 2006

American Society of Criminology, Annual Meeting, "Legitimacy, Policing and the Constitution," Presenter, November 2005

National Black Church Task Force Initiative on Crime and Criminal Justice, "Pulling Down Strongholds: Black Churches and Criminal Justice," Lecturer, July 2003

Law and Society Annual Meeting, Author Meets Reader: Derrick Bell's *Ethical Ambition* and Jeannine Bell's *Policing Hatred,* June 2003

United States Court of Appeals for the Seventh Circuit, Federal Criminal Practice for the Trial Attorney, "Standards of Review," Lecturer, September 2002

University of Chicago Center for Studies in Criminal Justice, Conference on Faith-Based Initiatives and Urban Public Policy, Conference Organizer, March 2001

University of Chicago Law School and DePaul College of Law, American Association of Law Schools "Equal Justice Colloquium," Midwest Region, Conference Co-Chair, October 2000

American Sociological Association Annual Meeting, "Criminalization and Disenfranchisement: The Unintended Consequences of Incarceration," Session Presider and Commentator, August 2000

American Association of Law Schools Conference on Criminal Justice, "What is the Point of Teaching and Scholarship in Criminal Law & Procedure?" Presenter, June 2000

Law and Society Association, Graduate Students Workshop, Plenary Speaker, May 2000

Harvard University, Urban Seminar Series on Children's Health and Safety, "The Changing Jurisprudence of Policing," May 2000

Law and Society Annual Meeting, Plenary Speaker, June 1998

MacArthur Foundation, Research Program on Adolescent Development and Juvenile Justice, Miami, October 1998 and Atlanta, May 1998

University of Michigan, Seminar on Poverty, the Underclass and Public Policy, "Institutional Integration and the New Policing," February 1998

University of Michigan Public Policy School, Martin Luther King Day Program, "Black Civil Society and Crime, Presenter, January 1998

Journal of Criminal Law and Criminology & Northwestern University School of Law, Conference on Guns and Violence in America, "Variety of Firearms Controls," Panelist, February 1996

Law and Society Annual Meeting, "Rewards for Good Behavior: Influencing Prosecutorial Discretion and Conduct with Financial Incentives," June 1995

AALS Annual Meeting, "Enforcement of Fair Lending Laws through Multiple Agencies," January 1995

University of Chicago, The Roundtable Symposium, Intermediate Punishments: Viable Alternatives to Prison? "The Machiavellian Perspectives on Boot Camp Prisons: A Debate" by Prof. Doris MacKenzie, Commentator, January 1995

University of Chicago, Race, Ethnicity and Urban Poverty Workshop, "Urban Unemployment, Gender and the Problem of Proletarianization in a Third World Economy: Jamaica, 1943-1973" by Prof. Orlando Patterson, Discussant, December 1994

Harvard Law School, Introduction to Lawyering, "Race and Gender Bias in the Simpson Case," Guest Lecturer, November 1994

SELECTED MEDIA

Podcast: Reimagining the Internet, University of Massachusetts Amherst, "Do You Trust that Justice is Just?" with Nathan Matias and Tom Tyler, https://publicinfrastructure.org/podcast/do-you-trust-that-justice-is-just-with-nathan-matias-tracey-meares-and-tom-tyler-trust-episode-4/, March 2023

Podcast: "On the Issues with Michele Goodwin," Ms.Magazine.com, 71. Cheated: Every Woman's Story, https://msmagazine.com/podcast/cheated-every-womans-story-with-tracey-meares/, February 2023

Podcast: Reimagining the Internet, "Justice That We Can Trust" No. 68 with Tom Tyler and Ethan Zuckerman, February 2023
https://publicinfrastructure.org/podcast/tracey-meares-tom-tyler/

American Academy of Arts and Sciences, Daedalus, Panel Discussion, "Distrust, Political Polarization, and America's Challenged Institutions," with Henry Brady, Kay Lehman Schlozman, and Lee Rainie https://www.amacad.org/event/distrust-polarization-institutions , January 2023

National Association for Civilian Oversight of Law Enforcement (NACOLE) Webinar w/J. Camacho re: local/state authority model legislation, Aug. 2022

NewsChannel 20 Marketplace, Lifestyle Show, "No Title for Tracey," Apr. 2022

Conversations with Chanda Baker Smith, Minneapolis Foundation, "The Push for Better Policing," Feb. 2022

WNYC Radio, The Takeaway w/Melissa Harris-Perry (& Nia Evans) re: policing in the U.S. and what has (or hasn't) changed since the murder of George Floyd, Feb. 2022

America's Gun Violence Epidemic: A Conversation with Sen. Chris Murphy with The Solomon Center, The Justice Collaboratory, and The Yale Health Law and Policy Society (YHeLPS), Nov. 2021

"The Push for Better Policing," Conversations with Chanda Podcast, March 2022 https://www.minneapolisfoundation.org/podcasts/conversations-with-chanda/the-push-for-better-policing/

Key Conversations Podcast with Fred Lawrence, Secretary and CEO of Phi Beta Kappa, September 2021 https://radiopublic.com/key-conversations-with-phi-beta-k-6nbEPY/s1!1a30b

"Digging a Hole" Podcast regarding police reform, Yale Law School with Sam Moyn and Dave Schleicher, December 2020 https://www.diggingaholepodcast.com/episodes/episode-10-meares

Interviewed for Decarceration Nation with Arthur Rizer about their paper "The Radical Notion of the Presumption of Innocence," Podcast, July 2020 https://decarcerationnation.com/86-tracey-meares-and-arthur-rizer/

The National Institute for Social Sciences, Virtual Forum on "Current Crisis of Policing in America," July 2020 https://www.socialsciencesinstitute.org/news/2020/7/24/whats-next-policing-in-crisis?ss_source=sscampaigns&ss_campaign_id=5f1c4e668a40a2035025f893&ss_email_id=5f1c542c60663070724dd349&ss_campaign_name=Video+Recording+available+%E2%80%94+What%E2%80%99s+Next%3A+Policing+in+Crisis&ss_campaign_sent_date=2020-07-25T15%3A48%3A22Z

"Reimagining Safety: Policing, Abolition, and the Future of Democracy," Virtual Town Hall Meeting w/The Square One Project, July 2020 https://squareonejustice.org/video/reimagining-safety-policing-abolition-and-the-future-of-democracy/

Bring the Heat, Virtual Town Hall Meeting with Rev. Ben McBride, Pastor Mike McBride and Dr. Jennifer Eberhardt, July 2020

"What's behind racial disparities in American policing — and how to solve them," Podcast with Amna Nawaz, PBS, June 2020, https://www.pbs.org/newshour/show/whats-behind-racial-disparities-in-american-policing-and-how-to-solve-them

"Do Police Need Guns," WBUR, Interview, June 2020 https://www.wbur.org/hereandnow/2020/06/23/do-police-need-guns

"The First Step Is Figuring out What Police Are For," Podcast with MONOCLE, June 2020, https://monocle.com/radio/shows/the-urbanist/

"The Impact of Police Violence on Health," Podcast, WHYY, PBS, June 2020, https://whyy.org/episodes/the-impact-of-police-violence-on-health/

"Q&A with the Justice Collaboratory on Police Reform and Procedural Justice," Yale Daily News with Tom Tyler and Caroline Sarnoff, June 2020 https://law.yale.edu/yls-today/news/qa-justice-collaboratory-police-reform-and-procedural-justice?utm_source=YaleToday&utm_medium=Email&utm_campaign=YT_YaleToday-Staff_6-5-2020

"Residents Call for Police Reform, Dismantling Systemic Racism in Connecticut," Podcast, WNPR, This American Life, June 2020, https://www.wnpr.org/post/residents-call-police-reform-dismantling-systemic-racism-connecticut

"Crisis in America" hosted by Lester Holt. NBC News, June 2020

EuroNews with Tokunbo Salako re: ongoing violence/protests and recs. of the Obama's Task Force, June 2020
Podcast with Miranda Kerr, Kora Organics regarding The Justice Collaboratory, June 2020

"Camden's Turn: A Story of Police Reform and Progress," WebEx, Panel Discussant, Institute for Municipal and Regional Policy, Central Connecticut State University, June 2020

"Shift Change: Community Policing in New Haven" by Steve Hamm, Director, June 2019 https://vimeo.com/334361171

Interviewed for University of Illinois Dept. of Industrial & Enterprise Systems Engineering, *"Yale Professor Promotes Procedural Justice,"* pg. 20, 2019

"After Stephon Clark Shooting, Questions Remain About Police Use of Force" by Martin Kaste National Public Radio/ All Things Considered, April 2018 https://www.npr.org/2018/04/04/599525838/after-stephon-clark-shooting-questions-remain-about-police-use-of-force

Interviewed for Yale Alumni Magazine, *"Everyday Justice"* pg. 40-46, Jan/Feb 2018

MSNBC Live: The Point with Ari Melber, "Attorney: Police shooting of black teen 'completely unjustified,'" May 2017 http://www.msnbc.com/msnbc-news/watch/attorney-police-shooting-of-black-teen-completely-unjustified-938412611950

Harvard T.H. Chan School of Public Health, "Race and Policing: State and Local Perspectives" March 2017, https://www.youtube.com/watch?v=_qAAktNnKaU

Yale School of Management, "Police Legitimacy and Police Reform," March 2017 http://som.yale.edu/event/2017/03/conversation-with-yale-law-school-professor-tracey-meares-on-police-legitimacy-and-police-reform

The Atlantic, CITYLAB, "The 'Portals' Encouraging Real Conversations about Policing and Race," May 2017, https://www.citylab.com/navigator/2017/05/portals-project-race-policing/525639/

Khan Academy, "The Fourth Amendment," March 2017
https://www.khanacademy.org/humanities/ap-us-government-and-politics/civil-liberties-and-civil-rights/amendments-balancing-individual-freedom-with-public-order-and-safety/v/the-fourth-amendment

NPR, "At Confirmation Hearing, Sen. Sessions Links Police Morale to Crime Spike," January 2017, http://www.npr.org/2017/01/11/509265937/at-confirmation-hearing-sen-sessions-links-police-morale-to-crime-spike

Scholars Strategy Network, Episode 47: "A Path for Police Reform," August 2016
http://www.scholarsstrategynetwork.org/podcast/path-police-reform

In The Thick with Maria Hinojosa, "Law and Order: Is it Black or White," July 2016
http://futuromedia.libsyn.com/21-law-and-order-is-it-black-and-white
WHYY Public Media, Radio Times with Marty Moss Coane, "Crime is Down, but We're Still Worried," January 2016
http://whyy.org/cms/radiotimes/2016/01/12/crime-is-down-but-were-still-worried/

NPR, "Did the Dallas Ambush Set Back Reform at Police Departments?" July 2016
http://www.npr.org/2016/07/11/485512660/did-the-dallas-ambush-set-back-reform-at-police-departments

NPR, "Video Release in Chicago Police Cases Is Unusual, Experts Say," June 2016
http://www.npr.org/2016/06/04/480731328/video-release-in-chicago-police-cases-is-unusual-experts-say

MIT, Jim Crow and the Legacy of Segregation Outside of the South w/Melissa Nobles, September 2015, https://vimeo.com/141700569

Legal Talk Network ABA Annual Meeting 2015: "Perspectives on Race, Communities, and Policing in Twenty-First Century America," August 2015
https://legaltalknetwork.com/podcasts/special-reports/2015/08/aba-annual-meeting-2015-perspectives-race-communities-policing-twenty-first-century-america/

The Atlantic, "Is the U.S. Criminal-Justice System Broken?" August 2015
https://www.theatlantic.com/video/index/401096/criminal-justice-system-broken/

WNPR, "State Child Advocate; Policing in the 21st Century," July 2015
http://wnpr.org/post/state-child-advocate-policing-21st-century#stream/0

NPR, with Martin Kaste, Comments regarding Sandra Bland Video Shows an Argument with Police Officer, July 2015, http://www.npr.org/2015/07/22/425224947/sandra-bland-video-shows-an-argument-with-police-officer

Brian Lehrer Show on, Radio Talks Race: A National Dialogue on Race, Justice, and Policing July 2015, http://www.wnyc.org/story/radiotalksrace-national-dialogue-race-justice-and-policing/

NPR, Brian Lehrer Show on WNYC, Radio Talks Race: A Multi-City Roundtable, July 2015 http://www.wnyc.org/story/race-justice-and-policing-multi-city-roundtable/

British Broadcasting Company, "U.S. Police: Warriors or Guardians?" June 2015 http://www.bbc.co.uk/programmes/p02tsp36?ocid=socialflow_twitter

NPR, The Brian Lehrer Show on WNYC, "Experiencing the 'Realities of Being a Police Officer,'" June 2015, http://www.wnyc.org/story/experiencing-the-realities-of-being-a-police-officer/

Constitution Daily, "The Aftermath of Ferguson for the Legal System," December 2014 http://s106.podbean.com/pb/6177c7d9b6fc82d9640988520320ac28/5947f23a/data2/fs60/644803/uploads/ferguson12102014.mp3

Brian Lehrer Show on WNYC, "Flashpoint: A Tale of Two Police Forces," April 2013 http://www.wnyc.org/story/281399-flashpoint-tale-two-police-forces/

MSNBC, The Melissa Harris Perry Show, January 2013, http://www.nbcnews.com/id/50458600

PROFESSIONAL AFFILIATIONS and SERVICE

Admitted to Illinois Bar, November 1991
AALS, Planning Committee for the Workshop on Criminal Justice, 2009
AALS, Committee on Professional Development, 2005
AALS, Section on Remedies (Chair), 1997
AALS, Section on Remedies, Executive Committee, 1995
American Bar Foundation, Appointments Committee, 2003-06
American Bar Foundation, Research Committee, 2000-03
Justice/Crime Index Advisory Council, *Chicago Metropolis 2020*, 2006
University of Chicago, The Chapin Hall Center for Children, Board of Directors
University of Chicago Law School, Appointments Committee, 2002-06
University of Chicago Law School, Dean Search Committee, 2002, 2005
University of Chicago Law School, Admissions Committee, 1999-00
University of Chicago, Committee on Minority Affairs (Chair), 2001-02
Law and Society, Association Board of Trustees, Class of 2000
Law and Society, Membership Committee (Chair), 1998
Law and Society, Committee on Diversity, 1999
Law and Society, Article Prize Committee, 2000
Law and Society, Summer Program Committee, 2000
Law and Society, Nominations Committee, 2002
Law and Society, Graduate Student Workshop Committee, 2003
Yale College, Head of Silliman College Search Committee, 2023
Yale Law School, Deputy Dean, 2009-11
Yale Law School, Appointments Committee, 2011-12, 2014-15, F2017, 2020-21 (Chair)
Yale Law School, Dean Search Committee, 2009

Yale Law School, Visiting Lecturers Committee (Chair), 2008-09
Yale Law School, Calendar Committee, 2007-08
Yale Law School, Grading Review Committee (Chair), 2014-15; 2024-25
Yale Law School, First Term Writing and Research Committee, 2007
Yale Law School, ABA Self Study, 2010-11
Yale Law School, Affirmative Action Officer, 2010-11
Yale Law School, Antidiscrimination/Anti-harassment Officer, 2009-11
Yale Law School, Budget Committee, Spring 2012
Yale Law School, Curriculum, 2007-08, 2009-11 (Chair)
Yale Law School, Curriculum Policy, 2010-11, 2013-14 (Chair)
Yale Law School, Curriculum Policy-First Term, 2010-11
Yale Law School, Curriculum Policy-Writing (Chair), 2010-11
Yale Law School, Curriculum-Ad Hoc Subcommittee on Professional Skills (ABA) (Chair), 2011-12
Yale Law School, Curriculum-Clinical Education Policy, 2010-11
Yale Law School, Curriculum-Curricular Appointments, 2010-11
Yale Law School, Curriculum-First Term, 2009-10
Yale Law School, Curriculum-Writing (Chair), 2009-10
Yale Law School, Discipline-Complaint Panel, 2018-20
Yale Law School, Diversity and Inclusion, Spring 2016
Yale Law School, Faculty Workshop, 2007-08
Yale Law School, Green Visits, 2010-11
Yale Law School, Gruber Committee, 2019-20
Yale Law School, Law Teaching Fellowship Selection, 2009-10
Yale Law School, Review Committee (Bell), 2019-20 (Chair)
Yale Law School, Review Committee (Forman), 2016-17
Yale Law School, Review Committee (Kohler-Hausmann), 2016-2017 (Chair)
Yale Law School, Ruebhausen Fund, 2009-11
Yale Law School, Space Committee, 2010-11
Yale Law School, Student Petitions, Spring 2016
Yale Law School, Thomas Lecture, Spring 2016
Yale Law School, Committee on Rights and Duties (co-Chair) 2022
Yale Law School, Dean Search Committee (co-Chair) 2025
Yale University Diversity Committee, 2011-13
Yale University Budget Committee, 2011-13
Yale University, Minority Affairs Committee, Affirmative Action Officer, 2009-10
Yale University, Sexual Misconduct Committee, University Title IX Coordinator, 2009-11, 2018-19
Chicago Council of Lawyers, Member
Law and Social Inquiry, Associate Editor, 2003-07, 2010-12
Law and Social Inquiry, Editorial Board
Crime and Justice: A Review of Research, Editorial Board
Ohio State Journal of Criminal Law, Board of Advisors
New Criminal Law Review, Editorial Board
Chicago Community Policing Advisory Panel
Howard Journal of Crime and Justice, Editorial Board
Open Society Justice Initiative, Advisory Board on organization justice research
Scholarly Journal Peer Review: Law and Society Review; Law and Social Inquiry; Journal of Criminal Law & Criminology; Journal of Experimental Criminology; Journal of Criminology and

Public Policy; Journal of Research in Crime and Delinquency
National Science Foundation, Research Grant Peer Review: Law and Social Science Program

January 13, 2026 - PRESENT

January 22, 2026 (Special Mtg) - PRESENT

March 11, 2025 – PRESENT

April 8, 2025 – PRESENT

May 5, 2025 (Special Mtg) – PRESENT

May 13, 2025 - PRESENT

May 27, 2025 (Special Mtg) - PRESENT

June 9, 2025 – PRESENT

June 25, 2025 (Special Mtg) - PRESENT

July 1, 2025 (Special Mtg) - PRESENT

July 8, 2025 – Cancelled

August 12, 2025 – Cancelled

September 09, 2025 - PRESENT

October 14, 2025 – PRESENT

November 12, 2025 – Absent

December 9, 2025 – PRESENT

City of New Haven

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Text File

File Number: LM-2026-0072

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Joyce Alton to the Greater New Haven Water Pollution Control Authority Board of Directors for a term ending December 31, 2028 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JOYCE ALTON TO THE GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY BOARD OF DIRECTORS.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JOYCE ALTON TO THE GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY BOARD OF DIRECTORS.

Comments: Legistar File ID: LM-2026-0072

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003 ★ 2022 ★ 2008 ★ 1958 ★ 1988 ★
SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Joyce Alton of 13 Lombard Street, New Haven CT, 06513 for reappointment to the Greater New Haven Water Pollution Control Authority Board of Commissioners.

This reappointment would become effective upon your Honorable Board's approval and expires on December 31, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JOYCE ALTON TO THE GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY BOARD OF DIRECTORS.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Joyce Alton to the Greater New Haven Water Pollution Control Authority Board of Directors for a term ending December 31, 2028 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Frank R. Redente Jr**
Ward **# 15**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

This is to inform you that the following matter affecting your Ward(s) will be submitted to the Board of Alders in the near future:

Order of the reappointment of Joyce Alton of 13 Lombard Street, New Haven CT, 06513 to the Greater New Haven Water Pollution Control Authority Board of Commissioners. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on December 31, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Ms. Joyce Alton
13 Lombard Street
New Haven CT, 06513

Dear Ms. Alton,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Greater New Haven Water Pollution Control Authority Board of Directors. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on December 31, 2028.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Greater New Haven Water Pollution Control Authority Board of Directors will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Sid Holbrook, Executive Director of the GNHWPCA
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Joyce
First Name

Middle Initial

Alton
Last Name

joyceharned@hotmail.com
Email Address

13 Lombard Street
Home Address

Suite or Apt

New Haven
City

CT
State

06513
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 15

Home: (203) 651-9712
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

203-651-9712

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

retired
Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Greater New Haven Water Pollution Control Authority (GNHWPCA): Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

I am a resident of New Haven since 2003 and I love living here. I taught Chemistry and Physical Science in New Haven High Schools (Hillhouse and HSC) from 1992-2011. In my classes, I always inserted environmental issues in the context of everyday life. In fact, I used a textbook developed by the American Chemical Society that taught chemistry in the context of everyday life. While I was at Hillhouse, students participated in activities ranging from getting friends and neighbors to obtain and use blue bins provided by the city to recycle bottles, cans and paper, going to elementary schools and making up games to teach young elementary students about recycling, and obtaining pallets and using them to build compost bins. We also obtained kits for testing water quality from DEP (now DEEP) and going on field trips to the Mill River and testing it's water. The class data was incorporated into DEP's data bank. Water quality is a passion of mine. My science background is very strong, I obtained a BS in Chemistry from the State University College at Buffalo and an MS in biochemistry from the University of Illinois at Urbana. I did scientific research (which was published) while at Illinois and in the School of public Health at UC Berkeley before obtaining a teaching certificate at UC Berkeley. For some years, I worked with a few neighbors to restore the ecosystem of a parcel of land near the Middletown Ave. bridge removing invasive species and replanting using native plants. We work with URI who provides us with a Yale student for a month in the summer as well as the plants, compost, equipment and mulch. I have turned my yard into a haven for native pollinators and birds by planting native plants, not using insecticides or weed killers (which are very detrimental for water quality) and have educated and inspired others to do the same. Additionally, I periodically pick up trash on my street as well as Dover Beach Park and under the Middletown Ave. Bridge. I am completely invested in improving the environment of my city which is my motivation for wanting to continue serving on the board of GNHWPCA. Joyce Alton

Why are you interested in serving on a board or commission?

I feel my background and interests qualify me to be the environmental stakeholder on this board. When the GNHWPCA was initially formed as an independent entity, one of the board members was supposed to be an environmental stakeholder. I am deeply committed to improving the environment. Treating sewage appropriately is a major public health issue as well as an environmental one. The health of Long Island Sound is critically important commercially as well as for recreational purposes.

Why do you believe you would be a good fit for your selected board and commission(s)?

Because of my strong science background, I fully understand the water quality issues in depth and am in an excellent position to evaluate data and make informed choices.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

no

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

democratic

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

New Haven Environmental Justice Network

Meeting Date	Agenda
February 11, 2026	Present
January 14, 2026	Present

_____2025_____
_____

Board of Directors Meetings

Meeting Date	Agenda
December 10, 2025	Present
November 12, 2025	Present
October 8, 2025	Present
September 10, 2025	Present
August 13, 2025	Cancelled
July 9, 2025	Present
June 11, 2025	Present
May 14, 2025	Absent
April 9, 2025	Present
March 12, 2025	Absent

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Resolution

WHEREAS, the State of Connecticut is making available over $800 million to support transformative investments in communities such as New Haven through the Community Investment Fund 2030 ("CIF"); and

WHEREAS, pursuant to Section 32-763 of the Connecticut General Statutes, the Connecticut Department of Economic and Community Development ("DECD") is authorized to extend financial assistance for economic and community development projects, including planning projects through CIF; and

WHEREAS, in 2024, the New Haven Board of Alders explored adopting Resolution LM-2024-0502, which would have acknowledged and apologized for the City's role in opposing the 1831 proposal to establish a college for Black men in New Haven, and proposed commitments to foster educational opportunities and racial equity as a form of remediation for that historic harm; and

WHEREAS, the Connecticut Historically Black College & University Alumni Network, Inc. (the "Alumni Network") and the City of New Haven (the "City") are collaborating on a planning initiative (the "HBCU Planning Project") to explore establishing the first HBCU presence in New England in New Haven, focused on Connecticut's growth sectors such as quantum, bioscience, and other STEM-related fields, by conducting a feasibility study, strategic plan, community engagement, and early design work, as well as near-term programming that connects Connecticut students to Historically Black Colleges and Universities ("HBCUs") while planning advances toward a campus preliminarily envisioned in the Beaver Hills-Westville corridor; and

WHEREAS, the Alumni Network intends to serve as the lead applicant to DECD for a CIF Round 8 planning grant not to exceed Two Hundred Fifty Thousand Dollars and Zero Cents ($250,000.00) to support the HBCU Project, with the City participating as a formal partner and anticipated subrecipient for a portion of the planning work, as well as a provider of matching funds to assist in carrying out the Project; and

WHEREAS, the HBCU Project seeks to advance equitable economic and educational outcomes by expanding access to higher education pathways in high-wage fields, strengthening local talent pipelines, and supporting neighborhood revitalization in and around the Beaver Hills-Westville corridor through activities including: (a) assessing market demand and identifying degree and credential pathways aligned with Connecticut's growth sectors, including bioscience, health care, advanced manufacturing, computing, climate, and quantum industries; (b) preparing a feasibility study and strategic plan outlining governance, accreditation, affordability, and employer-partnership models; (c) conducting structured community and stakeholder engagement

with students, families, neighborhood leaders, employers, and higher-education partners; (d) supporting early architectural and campus visioning to inform future investment; and (e) expanding near-term HBCU-focused programming such as college fairs, tours, and student send-offs; and

WHEREAS, the Beaver Hills-Westville corridor faces challenges relating to historic disinvestment, limited access to high-quality public spaces, and the need for coordinated planning to support equitable growth and neighborhood connectivity; and

WHEREAS, the HBCU Planning Project (the "Project") is intended to support equitable economic development, educational opportunity, and neighborhood revitalization in the Beaver Hills-Westville corridor and the City, working to expand pathways for historically excluded communities within the City and the Northeast region; and

WHEREAS, it is desirable and in the public interest that the City be authorized to participate in, support, and benefit from applications to DECD through CIF Round 8, and to apply for and accept, whether directly from DECD or indirectly through a subgrant or contract with the Alumni Network or other intermediaries, financial assistance in an amount not to exceed Two Hundred Fifty Thousand Dollars and Zero Cents ($250,000.00) to support the Project, and to enter into related agreements necessary to carry out these planning activities;

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Alders that:

1). The Board of Alders is cognizant of the conditions and prerequisites for financial assistance imposed by Section 32-763 of the Connecticut General Statutes.

2). The participation by the City in an application for financial assistance from DECD, through CIF Round 8, to be submitted by the Alumni Network for the HBCU Project in an amount not to exceed Two Hundred Fifty Thousand Dollars and Zero Cents ($250,000.00), is hereby approved, and Justin Elicker, Mayor of the City, is hereby authorized and directed to execute and provide such letters of support, partnership commitments, and other documentation as may be required for said application; to provide such additional information as may be required; and to act as the authorized representative of the City with respect to all matters pertaining to the City's role in said application.

3). The Mayor is further authorized, if the CIF Round 8 application for the HBCU Project is approved, to apply for and accept on behalf of the City any financial assistance, subgrant, contract, or other funds made available to the City in connection with the HBCU Project, whether provided directly by DECD or indirectly through the Alumni Network, and to execute such agreements, contracts, subgrant agreements, memoranda of understanding, and related documents with DECD, the Alumni Network, and other entities as may be necessary to implement the HBCU Project, including the procurement and management of consultants for feasibility, strategic planning, community engagement, and architectural visioning.

4). The Mayor, or the Mayor's designee, is authorized to take any and all actions and to execute any and all additional documents as may be necessary or desirable to carry out the intent and purposes of this Resolution, including entering into agreements, memoranda of understanding, and consulting or subgrant agreements with the Alumni Network, and with other partners,

agencies, or entities as may be required to implement the planning activities described herein.
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO PARTICIPATE IN, APPLY FOR, AND ACCEPT COMMUNITY INVESTMENT FUND PLANNING GRANTS FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED $250,000 TO SUPPORT PLANNING ACTIVITIES RELATED TO THE ESTABLISHING OF AN HBCU IN NEW HAVEN.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0082

Agenda Date: **Version:** 1 **Status:** Unassigned

In Control: Board of Alders **File Type:** Resolution

Be it ordered that
ORDER OF THE NEW HAVEN BOARD OF ALDERS CONCERNING THE LETTER TO THE NEW HAVEN BOARD OF ALDERS REGARDING THE PREPARATION OF THE FY2024-2025 ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2025 FROM CLIFTONLARSONALLEN LLP.

CliftonLarsonAllen LLP
29 South Main Street, 4th Floor
West Hartford, CT 06107

phone 860-561-4000 **fax** 860-521-9241
claconnect.com

February 10, 2026

Board of Alders
City of New Haven, Connecticut

We are engaged to audit the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate remaining funds, and the discretely presented component units information of the City of New Haven, Connecticut as of and for the year ended June 30, 2025. Professional standards require that we communicate to you the following information related to our audit. We will contact you to schedule a meeting to discuss this information since a two-way dialogue can provide valuable information for the audit process.

Our responsibility under Auditing Standards Generally Accepted in the United States of America, *Government Auditing Standards,* and Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and the Connecticut State Single Audit Act*

Financial statements, internal control, and compliance

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS); the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and the Connecticut State Single Audit Act (State Single Audit). Those standards require us to be independent of the entity and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. Those standards also require that we exercise professional judgment and maintain professional skepticism throughout the planning and performance of the audit. As part of our audit, we will:

- Identify and assess the risks of material misstatement of the financial statements and material noncompliance, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement or a material noncompliance resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we identify during the audit that are required to be communicated under U.S. GAAS and *Government Auditing Standards*.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.
Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the amounts and disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

- Form and express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America.

- Plan and perform the audit to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS and the standards for financial audits contained in *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

- Perform, as part of obtaining reasonable assurance about whether the financial statements as a whole are free from material misstatement, tests of the entity's compliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. However, the objective of our tests is not to provide an opinion on compliance with such provisions and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

- Provide a report (which does not include an opinion) on internal control over financial reporting and on compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements, as required by *Government Auditing Standards*.

- Obtain an understanding of internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over compliance. However, we will communicate to you in writing any significant deficiencies or material weaknesses in internal control over compliance that we identify during the audit that are required to be communicated.

- Plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the applicable compliance requirements occurred. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS, *Government Auditing Standards*, the Uniform Guidance and the State Single Audit Act will always detect material noncompliance when it exists. Material noncompliance can arise from fraud or error and is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report.

- Perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with the direct and material compliance requirements applicable to each major federal or state award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance and the State Single Audit.

- Consider internal control over compliance with requirements that could have a direct and material effect on a major federal or state program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the Uniform Guidance and the State Single Audit.

- Perform tests of transactions and other applicable procedures described in the "OMB Compliance Supplement" and the "Compliance Supplement to the State Single Audit" for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of these procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance and the State Single Audit. While our audit will provide a reasonable basis for our opinion, it will not provide a legal determination on the entity's compliance with those requirements.

- Provide a report on internal control over compliance related to major programs and express an opinion (or disclaimer of opinion) on compliance with federal and state statutes, regulations, and the terms and conditions of federal or state awards that could have a direct and material effect on each major program in accordance with the Uniform Guidance and the State Single Audit.

- Communicate significant matters related to the financial statement audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

- Communicate matters required by law, regulation, agreement, or other external requirements.

- Communicate circumstances that affect the form and content of the auditors' report.

Our audit of the financial statements does not relieve you or management of your responsibilities.

Supplementary information in relation to the financial statements as a whole

Our responsibility for the schedule of expenditures of federal awards (SEFA) and the Schedule of Expenditures of State Financial Assistance (SESFA) accompanying the financial statements, as described by professional standards, is to evaluate the presentation of the SEFA and the SESFA in relation to the financial statements as a whole and to report on whether the SEFA and the SESFA are fairly stated, in all material respects, in relation to the financial statements as a whole. We will make certain inquiries of management and evaluate the form, content, and methods of preparing the SEFA and the SESFA to determine whether the SEFA and the SESFA complies with the requirements of the Uniform Guidance and the State Single Audit, respectively, the method of preparing the schedules has not changed from the prior period, and the SEFA and the SESFA is appropriate and complete in relation to our audit of the financial statements. We will compare and reconcile the SEFA and the SESFA to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Because we were engaged to report on the supplementary information accompanying the financial statements, our responsibility for other supplementary information accompanying the financial statements, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole. We will make certain inquiries of management and evaluate the form, content, and methods of preparing the information to determine whether the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We will compare and reconcile the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Required supplementary information

With respect to the required supplementary information (RSI) accompanying the financial statements, we will make certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We will compare the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we will not express an opinion or provide any assurance on the RSI.

Use of financial statements

Our auditors' opinions, the audited financial statements, and the notes to financial statements should only be used in their entirety. Inclusion of the audited financial statements in a document you prepare, such as an annual report, should be done only with our prior approval and review of the document. You are responsible to provide us the opportunity to review such documents before issuance.

Other information included in annual reports

It is our understanding that our auditors' report will be included in your annual report which is comprised of your Annual Comprehensive Financial Report which will be issued with your audited financial statements. Management is responsible for the preparation of other information included in your annual report and for providing such information to us in a timely manner, and if possible, prior to the date of our auditors' report. Our responsibility for other information included in your annual report does not extend beyond the financial information identified in our opinions on the financial statements. We have no responsibility for determining whether such other information is properly stated and do not have an obligation to perform any procedures to corroborate other information contained in your annual report. We are required by professional standards to read the other information and consider whether a material inconsistency exists between the other information and the financial statements because the credibility of the financial statements and our auditors' report thereon may be undermined by material inconsistencies between the audited financial statements and other information. If management refuses to correct a material misstatement of the other information, professional standards require us to communicate the matter to you. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exits, we are required to describe it in our report.

Planned scope and timing of the audit

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit of the financial statements will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. We will generally communicate our significant findings at the conclusion of the audit. However, some matters may be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. We will also communicate any internal control related matters that are required to be communicated under professional standards.

Although our audit planning has not been concluded and modifications may be made, we have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Management override of controls

- Grant recording and revenue recognition

As a result of unexpected events, changes in conditions, or the audit evidence obtained from the results of audit procedures performed, we may need to modify the overall audit strategy and audit plan and, thereby, the resulting planned nature, timing, and extent of further audit procedures, based on the revised consideration of assessed risks.

We began our audit in August 2025 and, in coordination with management, are working to issue our report on approximately March 31, 2026.

Other planning matters

Recognizing the importance of two-way communication, we encourage you to provide us with information you consider relevant to the audit. This may include, but is not limited to, the following items:

- Your views about the following matters:
    - The appropriate person(s) in the entity's governance structure with whom we should communicate.
    - The allocation of responsibilities between those charged with governance and management.
    - The entity's objectives and strategies and the related business risks that may result in material misstatements.
    - Matters you believe warrant particular attention during the audit and any areas for which you request additional procedures to be undertaken.
    - Significant communications between the entity and regulators.
    - Other matters you believe are relevant to the audit of the financial statements.
- The attitudes, awareness, and actions of those charged with governance concerning (a) the entity's internal control and its importance in the entity, including how those charged with governance oversee the effectiveness of internal control, and (b) the detection or the possibility of fraud.
- The actions of those charged with governance in response to developments in law, accounting standards, corporate governance practices, and other related matters, and the effects of such developments on, for example, the overall presentation, structure, and content of the financial statements, including the following:
    - The relevance, reliability, comparability, and understandability of the information presented in the financial statements.

  - Whether all required information has been included in the financial statements, and whether such information has been appropriately classified, aggregated or disaggregated, and presented.

- The actions of those charged with governance in response to previous communications with the auditor.

- Your understanding of the risks of fraud and the controls in place to prevent and detect fraud, including your views on the following matters:

  - The "tone at the top" conveyed by management.

  - The risk that the entity's financial statements, schedule of expenditures of federal awards or schedule of expenditures of state financial assistance might be materially misstated due to fraud.

  - Programs and controls that the entity has established to mitigate identified fraud risks or that otherwise help to prevent, deter, and detect fraud.

  - How and how often you review the entity's policies on fraud prevention and detection.

  - If a fraud hotline is in place, how it is monitored and how you are notified of allegations or concerns.

  - How you exercise oversight of management's processes for identifying and responding to the risks of fraud and the programs and controls management has established to mitigate those risks.

  - The risks of fraud at the entity, including any specific fraud risks the entity has identified or account balances, classes of transactions, or disclosures for which a risk of fraud may be likely to exist.

  - Examples of fraud-related discussions management has had with you.

  - Any actual or suspected fraud affecting the entity or its federal or state award programs that you are aware of, including measures taken to address the fraud.

  - Any allegations of fraud or suspected fraud (e.g., received in communications from employees, former employees, grantors, regulators, or others) that you are aware of.

  - Any knowledge of possible or actual policy violations or abuses of broad programs and controls occurring during the period being audited or the subsequent period.

  - Any accounting policies or procedures applied to smooth earnings, meet debt covenants, minimize taxes, or achieve budget, bonus, or other financial targets that you are aware of; and whether you are aware of any accounting policies that you consider aggressive.

- How you oversee the entity's (1) compliance with laws, regulations, and provisions of contracts and grant agreements, (2) policies relative to the prevention of noncompliance and illegal acts, and (3) use of directives (for example, a code of ethics) and periodic representations obtained from management-level employees about compliance with laws, regulations, and provisions of contracts and grant agreements.

- Whether you are aware of any noncompliance with laws, regulations, contracts, and grant agreements, including measures taken to address the noncompliance.

- If the entity uses a service organization, your knowledge of any fraud, noncompliance, or uncorrected misstatements affecting the entity's financial statements or federal or state award programs reported by the service organization or otherwise known to you.

This communication is intended solely for the information and use of the Board of Alders and management of the City of New Haven, Connecticut and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

CliftonLarsonAllen LLP

David Flint, CPA, MSA
Principal
860-570-6379
David.Flint@CLAconnect.com

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
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Text File

File Number: LM-2026-0007

Agenda Date: **Version:** 1 **Status:** First Reading

In Control: Board of Alders **File Type:** Order

WHEREAS, those properties known as 510 Grand Avenue, New Haven, Connecticut and 510A Grand Avenue, New Haven, Connecticut (together the "English Station Parcels") collectively make up the approximate 8.6-acre site of the former English Station power plant situated in the Mill River (the "Site"); and

WHEREAS, in July 2025, the City of New Haven (the "City") announced its intention to transform the Site into a park, containing a public pool and various other outdoor recreational facilities, and expanded river access (the "Proposed Park"); and

WHEREAS, in order to create the Proposed Park, it is necessary for the City to acquire the English Station Parcels.

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the Mayor of the City of the City of New Haven (the "Mayor") and/or the Mayor's designee or designees are hereby authorized to enter into negotiations with the owners of the English Station Parcels and, in the event of successful negotiations, to accept deeds conveying to the City a good and marketable fee simple title to the English Station Parcels in exchange for the negotiated compensation (a "Conveyance") and the Mayor is hereby authorized to execute and deliver such other documentation as may be necessary or usual in order to complete such Conveyance; and

BE IT FURTHER ORDERED that if it is not possible to negotiate the terms and conditions of a mutually acceptable Conveyance with the owners of the English Station Parcels, then the Mayor is hereby authorized to direct the filing of eminent domain proceedings by the City in order to obtain fee simple title to the English Station Parcels, in accordance with the authority granted by, and the requirements set forth in, the City of New Haven's Charter and the Connecticut General Statutes.
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO

THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: January 9, 2026

Meeting Submitted For: January 20, 2026

Regular or Suspension Agenda: Regular

Submitted By: Michael Piscitelli, EDA

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

Comments: Legistar File ID: LM-2026-0007

Coordinator's Signature: MPL

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

*** SUSPENSION AGENDA ITEMS MUST BE DISCUSSED WITH PRESIDENT OF BOA***

Justin Elicker
Mayor

City of New Haven

Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510

Michael Piscitelli, AICP
Economic Development Administrator

January 9, 2026

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

RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

Dear President Walker-Myers,

Thank you for your consideration of the above-referenced Order which, if approved, will enable the City of New Haven (the "City") to acquire 510 and 510A Grand Avenue (the "Site"). The Site is approximately 8.6-acres and home of the vacant English Station power plant. The acquisition, if approved, will enable the City to build a new public park on the Site (the "Park at Mill River").

The new Park at Mill River will feature the City's first outdoor public swimming and aquatics facility as well as new opportunities for active and passive outdoor recreation in an unparallel coastal environment. Situated in the middle of the Mill River, the Site affords views of the Pearl Harbor Memorial "Q" Bridge as well as the City's skyline and surrounding neighborhoods. Conceptual plans are taking into consideration the needs of the City's park system, including opportunities for more active recreation, gathering spaces and access to the water itself in the form of a kayaking facility.

Further guidance on the planning for the Park at Mill River can be found in Vision 2034, the City's new Comprehensive Plan, which states that "..access to green spaces enhances mental and physical health, encourages recreation and social interaction, and strengthens community cohesion … [contributing] to a more livable, equitable and sustainable City." Likewise, one of the key goals of the Connecticut Coastal Area Management Act is to improve public access to Connecticut's coast in part through open space and resilience. Plans for the new Park at Mill River have been introduced at two community meetings held in 2025. More detailed designs will be shared at the next community meeting, which is scheduled for January 15, 2026. City staff looks forward to sharing these designs at the Board's future committee hearing on this Order.

Also at the committee hearing, City staff will present the acquisition process, including a status report on negotiations with the current property owners. Funding for the acquisition is anticipated to come out of a Connecticut Department of Economic and Community Development Urban Act grant, which was awarded to the City for Mill River district initiatives, and accepted by the Board of Alders on September 3, 2024.

Please consider this Order in the context of the remediation of English Station and the broader revitalization of the Mill River neighborhood. The Site is home to a dormant power plant, which has not been used since 1992 and has not been remediated to the standards set forth in a partial consent order entered into by the United Illuminating Company ("UI") and the State of Connecticut (the "State") since 2015. Delays in the remediation process have led to a highly contentious dispute between UI and the State, which remains unresolved as of this writing. As we enter 2026, however, there is reason to believe that various legal disputes will be decided either in State court(s) or in various administrative proceedings and this presents the City with a moment-in-time to shape the future of the Site and to deliver a generational asset for our community.

Thank you for your careful review and consideration. If you should have any questions or concerns regarding plans for the acquisition of the Site or planning for the Park at Mill River, please do not hesitate to call me at (203) 946-2867.

Sincerely,

Michael Piscitelli, AICP
Economic Development Administrator

enclosures
cc: Justin Elicker, Mayor
Alex Guzhnay, Legislative Liaison to the Board of Alders
Max Webster, Parks Director
file

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

..body
WHEREAS, those properties known as 510 Grand Avenue, New Haven, Connecticut and 510A Grand Avenue, New Haven, Connecticut (together the "English Station Parcels") collectively make up the approximate 8.6-acre site of the former English Station power plant situated in the Mill River (the "Site"); and

WHEREAS, in July 2025, the City of New Haven (the "City") announced its intention to transform the Site into a park, containing a public pool and various other outdoor recreational facilities, and expanded river access (the "Proposed Park"); and

WHEREAS, in order to create the Proposed Park, it is necessary for the City to acquire the English Station Parcels.

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the Mayor of the City of the City of New Haven (the "Mayor") and/or the Mayor's designee or designees are hereby authorized to enter into negotiations with the owners of the English Station Parcels and, in the event of successful negotiations, to accept deeds conveying to the City a good and marketable fee simple title to the English Station Parcels in exchange for the negotiated compensation (a "Conveyance") and the Mayor is hereby authorized to execute and deliver such other documentation as may be necessary or usual in order to complete such Conveyance; and

BE IT FURTHER ORDERED that if it is not possible to negotiate the terms and conditions of a mutually acceptable Conveyance with the owners of the English Station Parcels, then the Mayor is hereby authorized to direct the filing of eminent domain proceedings by the City in order to obtain fee simple title to the English Station Parcels, in accordance with the authority granted by, and the requirements set forth in, the City of New Haven's Charter and the Connecticut General Statutes.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **January 9, 2026**

FROM: Department/Office **Economic Development Administrator**
Person **Michael Piscitell** Telephone **203/946-2867**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

Revised 9/10/2024

FISCAL IMPACT STATEMENT

DATE:	January 9, 2026		
FROM (Dept.):	Economic Development Administrator		
CONTACT:	Michael Piscitelli, EDA	**PHONE**	(203) 946-2867

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO ☐
YES ☐

1. One-time

2. Annual

Other Comments: The City is currently in active negotiations with the owner(s) of 510 and 510A Grand Avenue and will provide an update on the status of negotiations concerning the acquisition as well as the status of the remediation of the Site and plans for the future public park at the committee hearing.

City of New Haven

165 Church Street
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cityofnewhaven.com

Text File

File Number: LM-2025-0643

Agenda Date: **Version:** 1 **Status:** First Reading

In Control: Board of Alders **File Type:** Order

WHEREAS: the City of New Haven seeks to strengthen businesses that are seeking to launch and grow in the food business; and
WHEREAS: the City's fee includes a Food Service Establishment license application fee of $100.00 and a Food Service Establishment license catering fee of $550.00, resulting in a first-year total of $650.00 and subsequent annual renewals of $550.00 for catering licensure; and
WHEREAS: small businesses have identified the first-year cost burden associated with catering licensure as a barrier to entry for emerging food entrepreneurs; and
WHEREAS: a "First Year Free" policy for catering licenses, and related fee-structure alternatives, warrant public review and testimony to assess fiscal, administrative, compliance, equity, and public health considerations;
NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that a workshop is convened to examine: (i) the City's catering license fee structure; and (ii) a proposed "First Year Free" policy for New Haven food businesses seeking a catering license.
BE IT FURTHER ORDERED that the workshop shall also examine: (1) the existing catering license application and annual fee structure reflected in the City's fee schedule; (2) implementation options for a "First Year Free" policy, including eligibility criteria and renewal-fee alternatives; (3) administrative feasibility, enforcement and compliance impacts, and anticipated fiscal impacts; and (4) public health and consumer protection considerations consistent with applicable state requirements.
BE IT FURTHER ORDERED that said working group should include, but not be limited to, Alders, Economic Development, Health Department, Building Department, and other pertinent city departments necessary.
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN CALLING FOR A WORKSHOP REGARDING THE CATERING LICENSE FEE AND A "FIRST YEAR FREE" POLICY FOR NEW HAVEN FOOD BUSINESSES.

CITY OF NEW HAVEN
BOARD OF ALDERS
165 Church Street
New Haven, CT 06510-2010
(203) 946-6483

January 5, 2026

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

Dear President Walker-Myers,

We respectfully submit the attached Order for your consideration, requesting approval for the Board of Alders to hold a public workshop on the Catering License Fee and a "First Year Free" policy to support New Haven food businesses and early-stage entrepreneurs.

As the Alders for the 9th and 14th Wards, we have spoken with many of New Haven's small business owners and food entrepreneurs. Through constituent support, technical assistance, and community engagement — including hosting recent Entrepreneur Roundtables — we have consistently heard that New Haven's current catering license cost poses a significant barrier to entry for emerging caterers, microbusinesses, and early market testing.

Currently, New Haven's catering license fee is $650 in the first year and $550 in subsequent years — which is significantly higher than many other municipalities. The high fee is burdensome and discouraging for many early-stage entrepreneurs, and may also lead to some entrepreneurs to engage in informal operations. While the revenue line is modest compared with the City's overall permits and licensing receipts, it represents a substantial upfront expense for new businesses operating on thin margins.

The proposed workshop would provide the opportunity to hear directly from impacted businesses, review comparative municipal practices, and evaluate an implementation pathway for a First Year Free program that would waive the first-year catering license fee and establish a reduced renewal fee thereafter. This workshop will also allow the Board to consider fiscal, administrative, and public health compliance in a transparent public setting, with departmental participation.

Thank you for considering this communication.

Hon. Caroline Tanbee Smith
Alder, Ward 9

Hon. Sarah Miller
Alder, Ward 14

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN CALLING FOR A WORKSHOP REGARDING THE CATERING LICENSE FEE AND A "FIRST YEAR FREE" POLICY FOR NEW HAVEN FOOD BUSINESSES.

WHEREAS: the City of New Haven seeks to strengthen businesses that are seeking to launch and grow in the food business; and

WHEREAS: the City's fee includes a Food Service Establishment license application fee of $100.00 and a Food Service Establishment license catering fee of $550.00, resulting in a first-year total of $650.00 and subsequent annual renewals of $550.00 for catering licensure; and

WHEREAS: small businesses have identified the first-year cost burden associated with catering licensure as a barrier to entry for emerging food entrepreneurs; and

WHEREAS: a "First Year Free" policy for catering licenses, and related fee-structure alternatives, warrant public review and testimony to assess fiscal, administrative, compliance, equity, and public health considerations;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that a workshop is convened to examine: (i) the City's catering license fee structure; and (ii) a proposed "First Year Free" policy for New Haven food businesses seeking a catering license.

BE IT FURTHER ORDERED that the workshop shall also examine: (1) the existing catering license application and annual fee structure reflected in the City's fee schedule; (2) implementation options for a "First Year Free" policy, including eligibility criteria and renewal-fee alternatives; (3) administrative feasibility, enforcement and compliance impacts, and anticipated fiscal impacts; and (4) public health and consumer protection considerations consistent with applicable state requirements.

BE IT FURTHER ORDERED that said working group should include, but not be limited to, Alders, Economic Development, Health Department, Building Department, and other pertinent city departments necessary.

DRAFT

City of New Haven

165 Church Street
New Haven, CT 06510
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(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2025-0642

Agenda Date: **Version:** 1 **Status:** First Reading

In Control: Board of Alders **File Type:** Order

WHEREAS: the City of New Haven seeks to promote economic opportunity by supporting small businesses and early-stage entrepreneurs, including producers of consumer packaged goods; and

WHEREAS: small-batch makers of consumer packaged foods produced in licensed commercial kitchens such as pickles, hot sauces, jams, teas, coffee, and other sealed, pre-packaged, shelf-stable items are already subject to state public health regulation, including applicable inspection and labeling requirements; and

WHEREAS: under current local licensing practice, such packaged-goods producers may be required to obtain the same licenses and approvals required of full-service caterers and temporary food operators, which can result in startup costs exceeding $1,000 in fees before selling a single packaged item; and

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that a workshop is held to examine the potential creation of a Packaged Goods Vendor for low-risk, sealed consumer packaged goods producers, including any related exemptions, conditions, and fee adjustments.

BE IT FURTHER ORDERED for purposes of the workshop discussion, a proposed permit framework shall be considered that includes: (i) establishing eligibility for producers of sealed consumer packaged goods; (ii) providing that pre-packaged goods businesses that do not offer samples are not required to obtain a temporary food permit or catering license, including consideration of a $0 annual fee category for such non-sampling activity; and (iii) preserving oversight through continued adherence to state inspections, state labeling laws, applicable state cottage food rules, and compliance with the City's Vendor/Hawker's License requirements.

BE IT FURTHER ORDERED that said working group should include, but not be limited to, Alders, Economic Development, Health Department, Building Department, and other pertinent city departments necessary.

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN CALLING FOR A WORKSHOP REGARDING THE CREATION OF A PACKAGED GOODS VENDOR PERMIT FOR LOW-RISK, SEALED FOOD PRODUCERS.

CITY OF NEW HAVEN
BOARD OF ALDERS
165 Church Street
New Haven, CT 06510-2010
(203) 946-6483

January 5, 2026

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

Dear President Walker-Myers,

We respectfully submit the attached Order for your consideration, requesting approval for the Board of Alders to hold a public workshop concerning the Packaged Goods Vendor Permit for low-risk, sealed food producers operating in New Haven.

The proposed workshop would allow the Board of Alders and the relevant departments to consider a risk-appropriate permitting pathway by exploring the creation of a Packaged Goods Vendor Permit designed for sealed, pre-packaged food businesses, including clear standards for eligibility, definitions of "low-risk" and "sealed" products, and operational distinctions between businesses that are sampling products and those that are not. The workshop can also assess how such a permit would interact with existing vendor or hawker licensing, and how to structure oversight consistent with state inspection and labeling requirements while reducing unnecessary duplication.

We believe this reform would reduce startup costs, strengthen local markets and community events, and position New Haven as a leading hub for consumer-packaged goods innovation.

Thank you for considering this communication.

Hon. Caroline Tanbee Smith
Alder, Ward 9

Hon. Sarah Miller
Alder, Ward 14

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN CALLING FOR A WORKSHOP REGARDING THE CREATION OF A PACKAGED GOODS VENDOR PERMIT FOR LOW-RISK, SEALED FOOD PRODUCERS.

WHEREAS: the City of New Haven seeks to promote economic opportunity by supporting small businesses and early-stage entrepreneurs, including producers of consumer packaged goods; and

WHEREAS: small-batch makers of consumer packaged foods produced in licensed commercial kitchens such as pickles, hot sauces, jams, teas, coffee, and other sealed, pre-packaged, shelf-stable items are already subject to state public health regulation, including applicable inspection and labeling requirements; and

WHEREAS: under current local licensing practice, such packaged-goods producers may be required to obtain the same licenses and approvals required of full-service caterers and temporary food operators, which can result in startup costs exceeding $1,000 in fees before selling a single packaged item; and

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that a workshop is held to examine the potential creation of a Packaged Goods Vendor for low-risk, sealed consumer packaged goods producers, including any related exemptions, conditions, and fee adjustments.

BE IT FURTHER ORDERED for purposes of the workshop discussion, a proposed permit framework shall be considered that includes: (i) establishing eligibility for producers of sealed consumer packaged goods; (ii) providing that pre-packaged goods businesses that do not offer samples are not required to obtain a temporary food permit or catering license, including consideration of a $0 annual fee category for such non-sampling activity; and (iii) preserving oversight through continued adherence to state inspections, state labeling laws, applicable state cottage food rules, and compliance with the City's Vendor/Hawker's License requirements.

BE IT FURTHER ORDERED that said working group should include, but not be limited to, Alders, Economic Development, Health Department, Building Department, and other pertinent city departments necessary.

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Agenda Date: **Version:** 2 **Status:** First Reading

In Control: Board of Alders **File Type:** Ordinance

WHEREAS, the Housing Authority of the City of New Haven ("HANH") has filed a "petition" (the "Petition") pursuant to Section 64 (d)(1) of the City of New Haven Zoning Ordinance (the "Zoning Ordinance") requesting Zoning Map and Zoning Ordinance amendments (the "Amendments") to transfer that certain real property located in the City of New Haven and commonly known as: (i) 169 Union Avenue (MBLU: 237 0086 00100); (ii) 94 Columbus Avenue (MBLU: 238 0086 00200); (iii) 89 Union Avenue (MBLU: 238 0086 00300); (iv) 49 Union Avenue (MBLU: 238 0086 00400); (v) 86 South Orange Street (MBLU: 238 0110 00200); (vi) 91 Columbus Avenue (MBLU: 238 0110 00100); (vii) 1 Tower Lane (MBLU: 238 0110 00300); (viii) No # Union Avenue (MBLU: 237 0086 00500); and (ix) 90 South Orange Street (MBLU: 238 0110 00404 (the "Property") from the PDD-15 Zone to the Transit-Oriented Community Zone (the "TOC Zone") and to amend certain items of the Zoning Ordinance as they relate to the TOC Zone;

WHEREAS, prior to filing the Petition related to the Amendments, HANH, along with contributions from its affiliates, The Glendower Group and Elm City Communities, and other local organizations, business and residents of the City, produced the Union Square Choice Neighborhoods Transformation Plan (the "Plan");

WHEREAS, the Plan outlines a clear road map for positive change, prioritizing safe, high-quality housing and fostering a thriving community in and around Union Square;

WHEREAS, the Board of Alders has reviewed and endorsed the Plan and the re-development of the Property;

WHEREAS, pursuant to Article XIII, Section 2E of the City of New Haven Charter, the Board of Alders referred HANH's Petition to the New Haven City Plan Commission for a public hearing;

WHEREAS, on January 27, 2026, the City Plan Commission held a public hearing on HANH's Petition after providing due notice of such hearing in accordance with the provisions of law;

WHEREAS, on January 27, 2026, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII Section 64(d)(2) of the Zoning Ordinance recommending approval of HANH's Petition, CPC Report No. 1677-01;

WHEREAS, the Legislation Committee of the Board of Alders, following its public hearing on the matter, accepted the recommendation of the City Plan Commission and on February 24, 2026, recommended to the full Board of Alders with Favorable report that the Amendments contained in the Petition be adopted;

WHEREAS, the Amendments are in material compliance with the goals of the City's Plan of Conservation and Development, adopted as of October 15, 2025 (the "**POCD**") and the recent passage of the "Downtown for All" overlay district, as the extensive rehabilitation or development of City properties is critical to the need of the City as a means of improving the City's affordable housing stock and increasing employment opportunities; and

WHEREAS, the redevelopment of the Property will assist in accomplishing the critical needs of the City related to housing and employment opportunities, which is desirable and in the public interest of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that adoption of the Amendments is in the public interest of the residents of the City and are found to be in material compliance with the goals of the POCD and the "Downtown for All" overlay district.

AND BE IT FURTHER ORDAINED by the New Naven Board of Alders that the Zoning Map of the City is hereby amended to rezone the Property from the PDD-15 Zone to the TOC Zone.

AND BE IT FURTHER ORDAINED by the New Naven Board of Alders that the Zoning Ordinance of the City is hereby amended to revise certain allowable residential uses in the TOC Zone, as contained in Section 42, Table 3 (Use Table) of the Zoning Ordinance.

ZONING ORDINANCE TEXT AND MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO RECLASSIFY CERTAIN PROPERTIES FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY DISTRICT; TO ALLOW RESIDENTIAL USES IN THE TRANSIT-ORIENTED COMMUNITY DISTRICT; AND TO AMEND SECTION 42, TABLE 3 (USE TABLE), TO IMPLEMENT THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN.

Director of Legislative Services
City of New Haven
165 Church Street
New Haven, CT 06510

Attn: Mr. Albert Lucas, Director of Legislative Services

Re: Zoning Ordinance Text Amendment and Zoning Ordinance Map Amendment for the Remapping of Properties from the PDD-15 Zone to the Transit-Oriented Community Zone and to Allow Residential Uses in the Transit-Oriented Community Zone including Modifications to Section 42, Table 3 (Use Table) for the Purposes of Implementing the Union Square Choice Neighborhoods Transformation Plan

Dear Mr. Lucas:

My name is Christopher M. Rousseau, and I am a partner of the law firm Pullman & Comley, LLC. Our firm represents the Housing Authority of the City of New Haven ("**HANH**" or "**Applicant**") in connection with the Amendments (as hereinafter defined). HANH currently owns certain real property located in the City of New Haven (the "**City**") commonly known as: (i) 169 Union Avenue (MBLU: 237 0086 00100); (ii) 94 Columbus Avenue (MBLU: 238 0086 00200); (iii) 89 Union Avenue (MBLU: 238 0086 00300); (iv) 49 Union Avenue (MBLU: 238 0086 00400); (v) 86 South Orange Street (MBLU: 238 0110 00200); (vi) 91 Columbus Avenue (MBLU: 238 0110 00100); and (vii) 1 Tower Lane (MBLU: 238 0110 00300) (collectively, the "**HANH Property**"). The City currently owns certain real property located in the City commonly known as: (a) No # Union Avenue (MBLU: 237 0086 00500); and (b) 90 South Orange Street (MBLU: 238 0110 00404) (the "**City Property**" and together with the HANH Property, the "**Property**"). The Property is currently located in the PDD-15 Zone, and HANH desires to amend the City Zoning Map (the "**Zoning Map**") to transfer the Property to the Transit-Oriented Community Zone (the "**TOC Zone**"; the "**Map Amendment**"). Simultaneous with the Map Amendment, HANH also desires to amend certain items of the City Zoning Ordinance (the "**Zoning Ordinance**") relating to the TOC Zone (the "**Text Amendment**" and together with the Map Amendment, the "**Amendments**"). The Amendments are required in connection with HANH and its partners, The Glendower Group, Inc. and Elm City Communities, redevelopment of the Property pursuant to that certain Union Square Choice Neighborhoods Transformation Plan. In connection with the foregoing, please consider this correspondence a "petition" pursuant to Section 64 (d)(1) of the Zoning Ordinance hereby requesting the Amendments It is requested that this "petition" be transmitted to the Board of Alders (the "**Board of Alders**"). A copy of a revised map for the City Zoning Map is attached hereto and made a part hereof as **Exhibit A**. The Amendments pertaining to certain provisions of the Zoning Ordinance are as follows:

1) **Amendment of Section 42, Table 3 (Use Table):**

Section 42, Table 3, Use Table, shall be amended as shown on **Exhibit B** attached hereto and made a part hereof.

Please note for Exhibit B, all additions above are shown in bold and in [brackets] and all deletions above are shown in bold with ~~strikethroughs~~.

Submitted simultaneously with this "petition" are a Checklist for Aldermanic Submissions, an Alder Prior Notification Form, a City Fiscal Impacts Statement and draft Resolutions related to the "petition".

The revisions and additions to the Zoning Map and Zoning Ordinance pursuant to the proposed Amendments are consistent with the City's Plan of Conservation and Development (see **Exhibit C** attached

hereto and made a part hereof). The Applicant believes the proposed Amendments are in the best interests of the City and its residents and respectfully requests that the Board of Alders approve the proposed Amendments to the Zoning Map and Zoning Ordinance. We very much appreciate the Board of Alders consideration of this "petition" and we look forward to presenting its contents to the Board of Alders.

[Signature Page to Follow]

Respectfully submitted this 31st day of December, 2025:

Applicant:

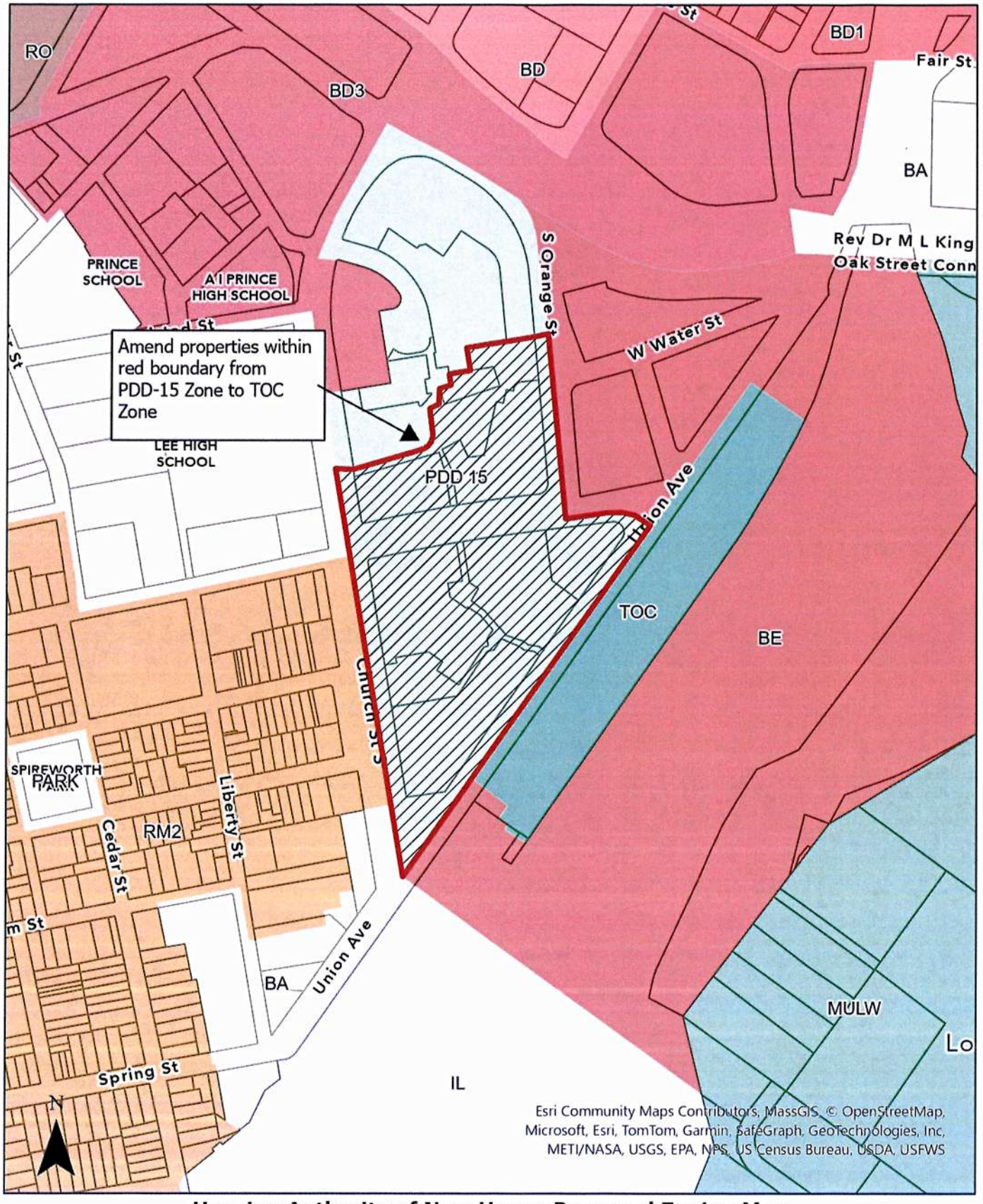
THE HOUSING AUTHORITY OF THE
CITY OF NEW HAVEN

By: Pullman & Comley, LLC, its attorneys
Christopher M. Rousseau, Esq.

EXHIBIT A

Zoning Map Amendment

(attached)



Housing Authority of New Haven Proposed Zoning Map Amendment for Union Square

Map created by Kaelie Moran, Planner II on December 23, 2025

EXHIBIT B

Amendments to Section 42, Table 3, Use Table

Please note, all additions below are shown in bold and in [brackets] and all deletions above are shown in bold with ~~strikethroughs~~.

TABLE 3. USE TABLE																	
Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.																	
Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	MUL W	TOC	IL	IM	IH	Parking	Loading
A. Residential Uses																	
Dwelling units in multi-family dwellings located above first stories of structures at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that the TOC zone shall have a maximum density of one unit per 500 sq. ft. of gross floor area of entire building, limited to gross floor area as defined in the New Haven Zoning	R	R	R	R	SP	R	R	R	R	X[4]	SP	**~~SP~~ [R]**	NA[5]	X	X	c	y

Ordinance, and except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitations																	
Dwelling units in multi-family dwellings located on first stories only in combination with upper story residential use (if applicable) at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to	SP	SP	SP	R/SP [1]	SP	SP	SP	SP	SP	X[6]	X	**X [SP[9]]**	NA[7]	X	X	c	y

the above density limitation																

Notes:

1. In the BA-2, first floor dwelling units are permitted by Special Permit along Whalley Avenue between Fitch Street and Harrison Avenue. First floor dwelling units are permitted as of Right in other locations.
2. Parking lots and structures located entirely on parcels subject to a development agreement with the City of New Haven entered into prior to June 1, 2007 require only site plan approval.
3. Only where part of a mixed-use development of 500,000 or more square feet.
4. In the Downtown for All Overlay District where the BE District is the underlying zone, dwelling units in multi-family dwellings that are located above the first stories of structures shall be permitted as-of-right.
5. In the Downtown for All Overlay District where the IL District is the underlying zone, dwelling units in multi-family dwellings that are located above the first stories of structures shall be permitted by Special Permit.
6. In the Downtown for All Overlay District where the BE District is the underlying zone, dwelling units in multi-family dwellings that are located on the first stories of structures shall be permitted by Special Permit.
7. In the Downtown for All Overlay District where the IL District is the underlying zone, dwelling units in multi-family dwellings that are located on the first stories of structures shall be permitted by Special Permit.
8. Permitted by Special Permit in the Downtown for All Overlay District. Where the underlying zone permits rooming and boarding houses as-of-right, that use shall remain as-of-right in the Downtown for All Overlay District.
9. **[In the TOC, first floor dwelling units are permitted As-of-Right along Church Street South between Union Avenue and Columbus Avenue, along Columbus Avenue between Church Street South and Union Avenue, along South Orange Street between Columbus Avenue and West Water Street, along the portion of Portsea Street to be established between Columbus Avenue and Church Street South, and along the portion of Portsea Street to be established between Columbus Avenue and South Orange Street. First floor dwelling units are permitted by Special Permit in all other locations.]**

* This Use is "R - Permitted as of right" in the MULW Light Industrial Coastal Overlay.

A clean version of the foregoing proposed amendments reads as follows:

TABLE 3. USE TABLE																	
Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.																	
Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	MUL W	TOC	IL	IM	IH	Parking	Loading
A. Residential Uses																	
Dwelling units in multi-family dwellings located above first stories of structures at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that the TOC zone shall have a maximum density of one unit per 500 sq. ft. of gross floor area of entire building, limited to gross floor area as defined in the New Haven Zoning Ordinance, and except that properties subject to Development or	R	R	R	R	SP	R	R	R	R	X[4]	SP	R	NA[5]	X	X	c	y

Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitations																
Dwelling units in multi-family dwellings located on first stories only in combination with upper story residential use (if applicable) at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitation	SP	SP	SP	R/SP [1]	SP	SP	SP	SP	SP	X[6]	X	SP[9]	NA[7]	X	X	c	y

Notes:

1. In the BA-2, first floor dwelling units are permitted by Special Permit along Whalley Avenue between Fitch Street and Harrison Avenue. First floor dwelling units are permitted as of Right in other locations.
2. Parking lots and structures located entirely on parcels subject to a development agreement with the City of New Haven entered into prior to June 1, 2007 require only site plan approval.
3. Only where part of a mixed-use development of 500,000 or more square feet.
4. In the Downtown for All Overlay District where the BE District is the underlying zone, dwelling units in multi-family dwellings that are located above the first stories of structures shall be permitted as-of-right.
5. In the Downtown for All Overlay District where the IL District is the underlying zone, dwelling units in multi-family dwellings that are located above the first stories of structures shall be permitted by Special Permit.
6. In the Downtown for All Overlay District where the BE District is the underlying zone, dwelling units in multi-family dwellings that are located on the first stories of structures shall be permitted by Special Permit.
7. In the Downtown for All Overlay District where the IL District is the underlying zone, dwelling units in multi-family dwellings that are located on the first stories of structures shall be permitted by Special Permit.
8. Permitted by Special Permit in the Downtown for All Overlay District. Where the underlying zone permits rooming and boarding houses as-of-right, that use shall remain as-of-right in the Downtown for All Overlay District.
9. In the TOC, first floor dwelling units are permitted As-of-Right along Church Street South between Union Avenue and Columbus Avenue, along Columbus Avenue between Church Street South and Union Avenue, along South Orange Street between Columbus Avenue and West Water Street, along the portion of Portsea Street to be established between Columbus Avenue and Church Street South, and along the portion of Portsea Street to be established between Columbus Avenue and South Orange Street. First floor dwelling units are permitted by Special Permit in all other locations.

* This Use is "R - Permitted as of right" in the MULW Light Industrial Coastal Overlay.

EXHIBIT C

Statement with Respect to City's Plan of Conservation and Development

The City's Plan of Conservation and Development, effective as of October 15, 2025 (the "**POCD**") places *great* emphasis on housing within the City. The POCD states that "housing was the number one issue identified by residents throughout the planning process." (POCD Page 57). The POCD goes on to state: "Participants [of Workshop #6 – Housing] stressed the need for diverse, affordable options...There was strong support for mixed-use and transit-oriented development..." (POCD Page 57). Further, the vision statement of the Great Places to Live Section of the POCD is particularly important: "Foster safe, diverse, and vibrant communities in New Haven by ensuring access to affordable dignified housing for all residents; enhancing community spaces to create beautiful and inviting environments; promoting sustainability through pedestrian-friendly design with strong interconnections between neighborhoods and shared resources." (POCD Page 61). The goals of the Great Places to Live Section of the POCD echo its vision statement as they include:

- Increase the number of deeply affordable housing units.
- Increase housing supply.
- Transform empty and run-down properties into affordable housing and other community resources.

The Great Places to Live Section of the POCD goes on to include the following as important factors in making the City a great place to live:

- "Increasing the supply of affordable housing units is crucial to fostering economic stability, social equity, and community resilience in New Haven." (POCD Page 62)
- "Prioritize the development of housing units affordable to households at or below 30% of the Area Median Income (AMI) in development of mixed-income housing." (POCD Page 62)
- "Support expansion and redevelopment of public housing projects." (POCD Page 63)
- "...the City should continue to repurpose small, City-owned "sliver" lots across the City as well as larger sites, to support infill development, redevelopment, or expansion of residential properties..." (PODC Page 64)
- "A comprehensive zoning overhaul is needed, with an emphasis on lowering barriers to the creation of diverse housing options. The City should review and amend the New Haven Zoning Ordinance and other relevant policies to better support the development of workforce, mixed-income, multi-family and high-density housing types." (POCD Page 64)
- "Increase affordable, accessible housing options for people with disabilities...The City should encourage, incentivize, or require the development of more affordable units that are accessible..." (POCD Page 65)
- "Converting vacant and run-down (blighted) properties into productive housing assets revitalizes neighborhoods, stabilizes property values, and expands housing opportunities

throughout New Haven." (POCD Page 69)

Approval of the Amendments and, ultimately, the construction of the proposed redevelopment, meets the goals and aspirations of the POCD in a way that greatly benefits the City. The approval of the Amendments will:

- Allow HANH to bring a transformational number of new rental units (many/most being affordable) to the City (up to 2,500 rental units being phased in over a construction timeline). The new rental units will greatly assist in replacing the distressed Robert T. Wolf Public Housing Development that was located on a portion of the Property with high quality mixed-income housing that is well managed and responsive to the needs of the surrounding neighborhood.

- Create conditions necessary for public and private investment in the Union Square neighborhood. The proposed redevelopment will offer amenities and assets, including enhanced safety measures, excellent schools and commercial activities, all of which are important to families' choice regarding their communities.

- Allow for the calming of traffic, ensure pedestrian and bicycle safety, and improve connections within and outside of the Hill neighborhood.

- Allow the Property to be transformed from a vacant, run-down area of the City, into a vibrant community affording many City residents (current and future) a safe, convenient and beautiful place to live.

- Accomplish the goals of the POCD by adding a tremendous mixed-use and transit-oriented development right next to Union Station, which also benefits the residents of the Hill neighborhood and beyond.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/ Orders/ Ordinances
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation
THE FOLLOWING ITEMS ARE TO BE SUBMITTED WITH GRANTS	
N/A	Notice of Intent
N/A	Copy of Grant Application
N/A	Budget Summary
N/A	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted by City Agency:	**12/31/2025**
BOA Meeting Submitted For:	**1/5/2026**
Indicate Regular or Suspension Agenda:	**Regular**
Submitted By:	**Housing Authority of New Haven Through its Attorneys, Pullman & Comley, LLC**
Title of Legislation:	

Legislation Resolutions/ Orders/ Ordinances Language

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT FOR THE REMAPPING OF PROPERTIES FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY ZONE AND TO ALLOW RESIDENTIAL USES IN THE TRANSIT-ORIENTED COMMUNITY ZONE INCLUDING MODIFICATIONS TO SECTION 42, TABLE 3 (USE TABLE) FOR THE PURPOSES OF IMPLEMENTING THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN

Additional Comments:

Department Head or Deputy Dept Head Signature:	
Coordinator or Deputy Coordinator Signature:	
Office of Management and Budget **(for Grants)**	
Mayor's Office Signature:	

Call 946-7670 with any questions.

PRIOR NOTIFICATION FORM				
NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN				
DATE:	**12/31/2025**			
TO (list applicable alders):	**Carmen Rodriguez**			
FROM:	Applicant	**Housing Authority of New Haven**		
	Contact	**Christopher M. Rousseau, Esq. (Agent)**		
	Phone	**860-424-4378**	Email	**crousseau@pullcom.com**

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

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT FOR THE REMAPPING OF PROPERTIES FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY ZONE AND TO ALLOW RESIDENTIAL USES IN THE TRANSIT-ORIENTED COMMUNITY ZONE INCLUDING MODIFICATIONS TO SECTION 42, TABLE 3 (USE TABLE) FOR THE PURPOSES OF IMPLEMENTING THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN

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 alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

Date	12/31/2025	City Agency	
Contact Name	Christopher M. Rousseau	Phone	(860) 424-4378
Contact Email	crousseau@pullcom.com		

(Title of Legislation)

Legislation Resolutions/ Orders/ Ordinances Language

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT FOR THE REMAPPING OF PROPERTIES FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY ZONE AND TO ALLOW RESIDENTIAL USES IN THE TRANSIT-ORIENTED COMMUNITY ZONE INCLUDING MODIFICATIONS TO SECTION 42, TABLE 3 (USE TABLE) FOR THE PURPOSES OF IMPLEMENTING THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN

Revenue

Will this Generate Revenue	☐	Yes	☒	No				
Revenue Generation	☒	N/A	☐	One Time	☐	Annual		
Revenue Total	$0.00							
Revenue Funding Source	☐	General	☐	Special	☐	Bonding		

Expenditures

List Cost: List the total cost by Funding Source

	GENERAL	SPECIAL	BOND	ENTERPRISE	OTHER
A. Personnel					
1. Initial start up	$0.00	$0.00	$0.00	$0.00	$0.00
2. One-time	$0.00	$0.00	$0.00	$0.00	$0.00
3. Annual	$0.00	$0.00	$0.00	$0.00	$0.00
B. Non-personnel					
1. Initial start up	$0.00	$0.00	$0.00	$0.00	$0.00
2. One-time	$0.00	$0.00	$0.00	$0.00	$0.00
3. Annual	$0.00	$0.00	$0.00	$0.00	$0.00

☐Resolution ☐Order ☒Ordinance Amendment

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT FOR THE REMAPPING OF PROPERTIES FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY ZONE AND TO ALLOW RESIDENTIAL USES IN THE TRANSIT-ORIENTED COMMUNITY ZONE INCLUDING MODIFICATIONS TO SECTION 42, TABLE 3 (USE TABLE) FOR THE PURPOSES OF IMPLEMENTING THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN

WHEREAS, the Housing Authority of the City of New Haven ("**HANH**") has filed a "petition" pursuant to Section 64 (d)(1) of the City of New Haven Zoning Ordinance (the "**Zoning Ordinance**") requesting Zoning Map and Zoning Ordinance amendments (the "**Amendments**") to transfer that certain real property located in the City of New Haven and commonly known as: (i) 169 Union Avenue (MBLU: 237 0086 00100); (ii) 94 Columbus Avenue (MBLU: 238 0086 00200); (iii) 89 Union Avenue (MBLU: 238 0086 00300); (iv) 49 Union Avenue (MBLU: 238 0086 00400); (v) 86 South Orange Street (MBLU: 238 0110 00200); (vi) 91 Columbus Avenue (MBLU: 238 0110 00100); (vii) 1 Tower Lane (MBLU: 238 0110 00300); (viii) No # Union Avenue (MBLU: 237 0086 00500); and (ix) 90 South Orange Street (MBLU: 238 0110 00404 (the "**Property**") from the PDD-15 Zone to the Transit-Oriented Community Zone (the "**TOC Zone**") and to amend certain items of the Zoning Ordinance as they relate to the TOC Zone; and

WHEREAS, prior to filing the "petition" related to the Amendments, HANH, along with contributions from its affiliates, The Glendower Group and Elm City Communities, and other local organizations, business and residents of the City, produced the Union Square Choice Neighborhoods Transformation Plan (the "**Plan**"); and

WHEREAS, the Plan outlines a clear road map for positive change, prioritizing safe, high-quality housing and fostering a thriving community in and around Union Square; and

WHEREAS, the Board of Alders have reviewed and endorsed the Plan and the re-development of the Property; and

WHEREAS, the Amendments are in material compliance with the goals of the City's Plan of Conservation and Development, adopted as of October 15, 2025 (the "**POCD**") and the recent passage of the "Downtown for All" overlay district, as the extensive rehabilitation or development of City properties is critical to the need of the City as a means of improving the City's affordable housing stock and increasing employment opportunities; and

WHEREAS, the redevelopment of the Property will assist in accomplishing the critical needs of the City related to housing and employment opportunities, which is desirable and in the public interest of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Alders that:

Adoption of the Amendments is in the public interest of the residents of the City and are found to be in material compliance with the goals of the POCD and the "Downtown for All" overlay district; and

AND BE IT FURTHER RESOLVED by the New Naven Board of Alders that:

The Zoning Map of the City is hereby amended to re-zone the Property from the PDD-15 Zone to the TOC Zone; and

AND BE IT FURTHER RESOLVED by the New Naven Board of Alders that:

The Zoning Ordinance of the City is hereby amended to revise certain allowable residential uses in the TOC Zone, as contained in Section 42, Table 3 (Use Table) of the Zoning Ordinance.

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT** for the remapping of properties from the PDD-15 Zone to the Transit-Oriented Community Zone, and to allow residential uses in the Transit-Oriented Community Zone, including modifications to Section 42, Table 3 (Use Table), for the purposes of implementing the Union Square Choice Neighborhoods Transformation Plan.

REPORT: **1677-01**
ADVICE: **Approval**

PROJECT ADDRESSES:

- 169 Union Avenue (MBLU: 237 0086 00100)
- 94 Columbus Avenue (MBLU: 238 0086 00200)
- 89 Union Avenue (MBLU: 238 0086 00300)
- 49 Union Avenue (MBLU: 238 0086 00400)
- 86 South Orange Street (MBLU: 238 0110 00200)
- 91 Columbus Avenue (MBLU: 238 0110 00100)
- 1 Tower Lane (MBLU: 238 0110 00300)
- No # Union Avenue (MBLU: 237 0086 00500)
- 90 South Orange Street (MBLU: 238 0110 00404)

APPLICANT/OWNER:
Applicant: The Housing Authority of the City of New Haven (HANH)
Owners: The Housing Authority of the City of New Haven (HANH) and the City of New Haven

SUBMISSION:
This petition for this ordinance amendment was dated for and received at the January 5, 2026, Board of Alders meeting. Legistar File ID: OR-2026-0003. The submission included:

- Checklist for Aldermanic Submissions
- Fiscal Impact Statement
- Prior Notification Form
- Cover Letter
- Petition Order
- Petition Exhibits
    - Exhibit A: Zoning Map Amendment
    - Exhibit B: Amendments to Section 42, Table 3, Use Table
    - Exhibit C: Statement with Respect to the City's Plan of Conservation and Development
- Filing Fee

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6

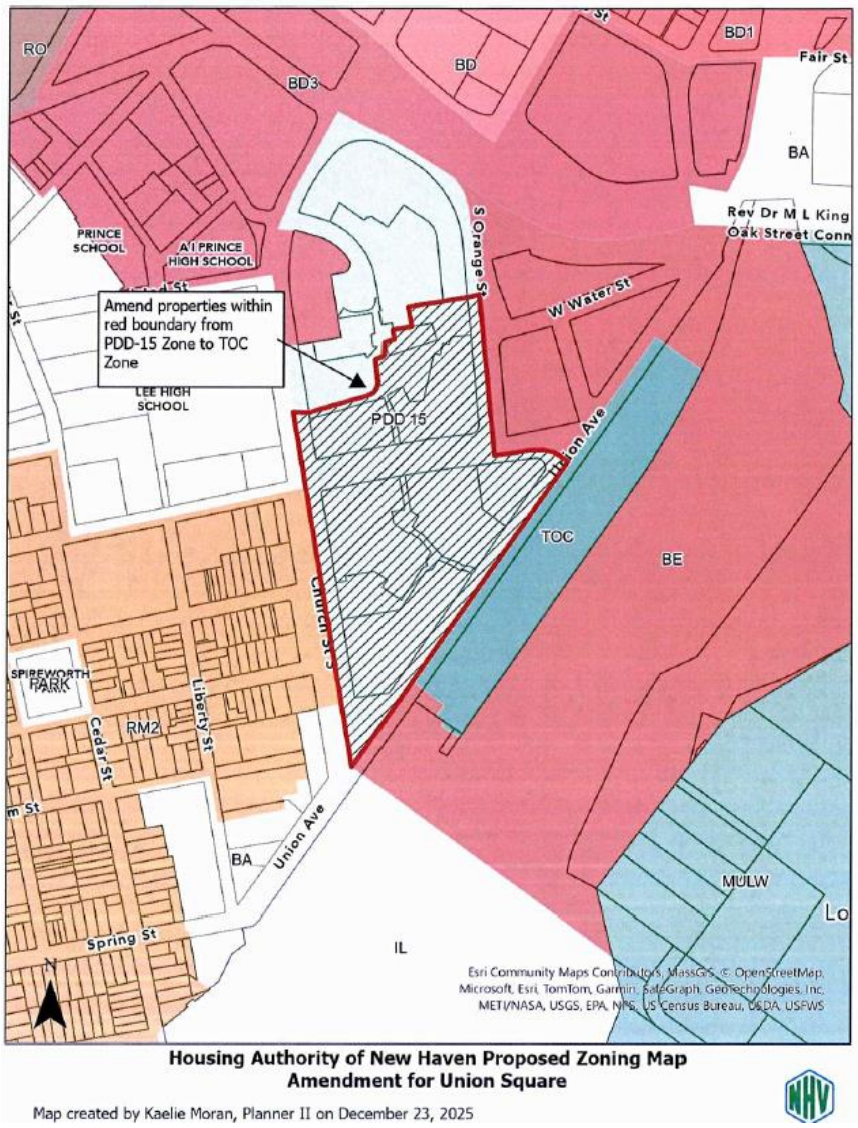
BACKGROUND AND PDD HISTORY

The site of the proposed zone change comprises 9 parcels, approximately 11.2 acres, located in the Hill neighborhood and bounded by Tower Lane to the north, Church Street South in the west, Union Avenue to the south and South Orange Street to the east. The site is bisected by Columbus Avenue. These parcels comprise a large portion of an existing Planned Development District 15 (PDD 15), which extends northerly to South Frontage Road.

Portions of the northeast area of the proposed parcels were previously in the Special Flood Hazard Area. The updated FEMA map demonstrates a Letter of Map Revision that no longer includes these parcels within the Special Flood Hazard Area as shown below.

These properties are owned by the Housing Authority of New Haven and the City of New Haven. The Housing Authority of New Haven currently owns certain real property located in the City of New Haven commonly known as: (i) 169 Union Avenue (MBLU: 237 0086 00100); (ii) 94 Columbus Avenue (MBLU: 238 0086 00200); (iii) 89 Union Avenue (MBLU: 238 0086 00300); (iv) 49 Union Avenue (MBLU: 238 0086 00400); (v) 86 South Orange Street (MBLU: 238 0110 00200); (vi) 91 Columbus Avenue (MBLU: 238 0110 00100); and (vii) 1 Tower Lane (MBLU: 238 0110 00300) (collectively, the "HANH Property"). The City currently owns certain real property located in the City commonly known as: (a) No # Union Avenue (MBLU: 237 0086 00500); and (b) 90 South Orange Street (MBLU: 238 0110 00404).

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6



Housing Authority of New Haven Proposed Zoning Map Amendment for Union Square

Map created by Kaelie Moran, Planner II on December 23, 2025

Planned Development District 15 - Church Street South

The Church Street South Planned Development District (PDD) #15 is an approximately 15-acre mixed-use area in the Hill neighborhood bounded by Union Avenue, South Orange Street, South Frontage Road (Route 34), and Church Street South. The PDD supported the development of the mid-density Church Street South (now demolished) and high-density residential towers, including Tower One and Tower East, which primarily serve elderly and moderate-income residents. Residential development includes courtyards, landscaped open spaces, pedestrian walkways, and internal streets part of the Robert T. Wolfe apartments operated by Elm City Communities fronting on Union Ave. Institutional facilities in the district include the Greek Orthodox Church (St. Basil's) The parcel known as 9 Tower Lane was removed from the PDD in 1989.

Prior to Redevelopment, the area around including the parcels in PDD 15 played an important role in New Haven's early economic history providing blocks of row houses for primarily immigrant families and an array of local shops, bakeries, and family-owned businesses that served the

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6

neighborhood. As factories closed and the manufacturing economy shifted through the late 20th century, buildings fell into decline and neighborhoods in this area became less cohesive.

PDD #15 was adopted by the Board of Alders in 1967 with the purpose of establishing low-income multifamily housing as part of the Church Street Redevelopment and Renewal Project. The original project area was bounded by Church Street Extension, the Oak Street Connector (South Frontage Road), South Orange Street, and Union Avenue known as Church Street South. The project consisting of 30 buildings of low-income housing was constructed in 1969 ultimately housing approximately 260 families. In 2008 Northland Investment Corporation purchased the property from the prior owner, The Community Builders. After years of ongoing structural issues, the project was demolished in 2018 to make way for a newly visioned mixed-use development first articulated in the Hill to Downtown Community Plan in 2014.

In 2023 Elm City Communities (ECC, the Housing Authority of New Haven), with the Glendower Group, (the development arm of ECC) purchased the Northland-owned parcels at the former Church Street South. Elm City Communities, in partnership with the City of New Haven, received a grant to initiate the Union Square Choice Neighborhood Planning process through HUD from 2023 to 2025 https://unionsquarechoice.com/ .

There have been numerous amendments to the PDD as detailed below primarily to accommodate ongoing developments of the Towers buildings by the New Haven Jewish Community Council and the Greek Community Church (Saint Basil's) ongoing developments of the Towers buildings by the New Haven Jewish Community Council and the Greek Community Church (St. Basil's).

Date	**CPC Meeting / Report No.**	**Action Taken**
August 1, 1967	621-01A	Amendment to change the BE zone to the RH-2 zone for Parcels J, K, and L
August 1, 1967	621-01B	Initial approval of Planned Development District #15 (Church Street South).
March 5, 1968	654-01	Amendment approving inclusion of Tower One within PDD #15.
September 30, 1968	644-06	Amendment to PDD #15 reducing overall project size.
November 30, 1971	687-01	Revision to PDD permitting commercial space, daycare, and 12 residential units.
December 16, 1983	952-01	Action related to Church Street South Housing Finance Corporation (Tower One).
June 20, 1984	968-11	Detailed Plan Review (primarily landscape-related comments).
August 17, 1988	1072-04 / 1072-02	Approval of Land Disposition Agreement (LDA) to the New Haven Greek Community and PDD amendment to permit church and related uses.
April 5, 1989	1088-01 / 1088-02	Amendment to PDD deleting parcel K-1 and approving mixed-use commercial/residential plans.

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July 19, 1989	1094-24	City Site Plan Review (CSPR) and Detailed Plan Review (DPR) for Greek Community development (K-1-B and K-2).
July 31, 1991	1135-21	Revised DPR and CSPR approval with NHRA advisory input for Greek Community facilities.
February 19, 1992	1143-08	Detailed Plan Review approval for church construction.
May 20, 1992	1148-06	Minor modification approval for Tower One (accessory commercial use).
September 16, 1992	1151-12	Administrative approval for change in utility vault location.
May 12, 1994	1176-10	DPR approval for Tower One parking lot and related minor modifications.
June 15, 1994	1177-05	Amendment to Land Disposition Agreement for K-1-B parcel.
September 22, 1999	1278-19	Approval of Section 108 Loan ($10.5 million) with HUD guarantee supporting PDD development.
May 31, 2002	*Administrative*	Modification for accessibility improvements (no CPC meeting number noted).
December 16, 2009	*Administrative*	Approval for addition to the Greek Orthodox Church within the PDD.
December 15, 2015	*Administrative*	Lot split approved to facilitate a 4,300 sq. ft. addition to St. Basil's Church.

PROPOSED ZONING – TOC Districts—Transit Oriented Community

The applicant proposes to rezone 9 parcels, approximately 11.4 acres from PDD #15 to the Transit Oriented Community (TOC) Zone and to amend the New Haven Zoning Ordinance to modify Section 42, Table 3 (Use Table), for the purposes of implementing the recommendations from the above-mentioned planning grant. More information on the formal title of Union Square Choice Neighborhoods Transformation Plan is found later in this report.

As stated in the application for the new Zoning District, "Transit-Oriented Development is generally defined as a mixed-use community within an average 2,000-foot walking distance of a transit hub and core commercial area. Such districts mix residential, retail, office, open space, and public uses in a walkable environment, providing convenience for residents, visitors, and employees to travel by foot, bicycle, transit, or car. The TOD concept connects land use and transportation in an integrated development approach."

The proposed New Haven Zoning Ordinance modification would permit the following use As-of-Right where it is currently permitted by Special Permit within the TOC zone:

Dwelling units in multi-family dwellings located above first stories of structures at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that the TOC zone shall have a maximum density of one unit per 500 sq. ft. of gross floor area of entire building, limited to gross

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floor area as defined in the New Haven Zoning Ordinance, and except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitations

The modification would also permit the following use by Special Permit where it is currently Not Permitted within the TOC zone:

Dwelling units in multi-family dwellings located on first stories only in combination with upper story residential use (if applicable) at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitation

The proposed new footnote 9 would allow for exceptions to the proposed change to dwelling units on the ground floor that would permit them As-of-Right when within a limited set of geographic areas:

9. In the TOC, first floor dwelling units are permitted As-of-Right along Church Street South between Union Avenue and Columbus Avenue, along Columbus Avenue between Church Street South and Union Avenue, along South Orange Street between Columbus Avenue and West Water Street, along the portion of Portsea Street to be established between Columbus Avenue and Church Street South, and along the portion of Portsea Street to be established between Columbus Avenue and South Orange Street. First floor dwelling units are permitted by Special Permit in all other locations.

Zoning Table – Comparison of Bulk, Yard, Density, and Parking Regulations
The table below demonstrates the differences between the original underlying zone that the existing PDD varies from (the RH-2 zone), the existing enacted PDD, and the proposed BD-3 zone.

Standard	**RH-2 in Aug 1967** ***Underlying Zoning***	**PDD 15** ***Approved Variation of Underlying Zoning***	**TOC** ***Proposed Zoning***
Maximum Density of Units per Lot Area	One unit per 2,000 sq ft	One unit per 1,010 sq ft	N/A
Maximum Density of Units per Gross Area of the Building	N/A	N/A	One unit per 1,000 sq ft[1]
Maximum Building Coverage	30%	40.4%	No direct limit
Maximum Gross Floor Area (Floor Area Ratio – FAR)	0.5 to 1.7 (depending on building coverage)	1.03 to 1.89	10.0

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Front Yard Setback		17-25 ft	3-5 ft	No front yard required with exceptions[2]
Side Yard Setback		One side at least 8 ft; other side at least 10 ft	0 ft; 5 ft for the side containing the "Dining Area"	No side yard required with exceptions[2]
Rear Yard Setback		25 ft	No variation from RH-2	No rear yard required with exceptions[2]
Accessory Buildings in Required Yards		Permitted with a minimum of 5 ft from the lot line	No minimum	Same yard regulations as principal buildings apply
Covered Front Yard Parking		Permitted by Special Exception	"Requested" (as stated in PDD materials)	N/A
Distance Between Facing Walls of Two Garden Apartments	Both walls contain windows	50 ft	28 ft	N/A
	One wall contains windows	20 ft	9 ft	
Distance Between Facing Walls of Other Residential Principal Buildings	Both walls contain windows	41 ft	27 ft	N/A
	One wall contains windows	27 ft	14 ft	
Projection into Corner Visibility Area		Not Permitted	Permitted up to 4 ft	Not Permitted
Maximum Building Height – Tower		110 feet	224 ft	No limit on building height
Maximum Building Height – Dining / Low-Rise Areas		40 feet	Up to 72 feet	N/A
Minimum Parking		108 parking spaces (a ratio standard is not provided)	45 parking spaces	0.5 spaces per dwelling unit 0.33 per Assisted Living and Elderly Housing unit
Minimum Open Space per Dwelling Unit		250 sq ft / 125 ft for elderly units	Approx. 351 sq ft	50 sq ft with exceptions[3]

Notes

1. Specified in Use Regulations – Section 42, Table 3, Use Table, A (Residential Uses).

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2. In the TOC zone, there must be a minimum of 20 ft of unobstructed land from the ground up on which no structures shall be located between the outer face of a building foundation wall at grade of a principal building that fronts on a street and the curb of such street – Section 43(h)(4) (Yard Regulations, Exceptions).
3. If any point on the lot upon which the mixed-use building or the residential principal building is situated is located within a 1,000-foot radius of publicly accessible usable open space, then a minimum of 25 square feet of usable open space per dwelling unit shall be required.

Zoning Table – Comparison of Relevant Use Regulations

Use	RH-2 in Aug 1967 *Underlying Zoning*	PDD 15	TOC *Current Zoning*	TOC *Proposed Amendment*
Dwelling Units	Permitted As-of-Right	Permitted As-of-Right	Permitted by Special Permit (*above ground floor*)	Permitted As-of-Right (*above ground floor*)
			Not Permitted (*ground floor in combination with upper story dwelling units*)	Permitted by Special Permit with exceptions[1] (*ground floor in combination with upper story dwelling units*)
Retail	Permitted As-of-Right (*limited to accessory use*)	Permitted As-of-Right (*PDD materials only specify ground floor use*)	Permitted As-of-Right (*majority of retail uses*)	Same as current TOC zone

Notes

1. In the TOC, first floor dwelling units are permitted As-of-Right along Church Street South between Union Avenue and Columbus Avenue, along Columbus Avenue between Church Street South and Union Avenue, along South Orange Street between Columbus Avenue and West Water Street, along the portion of Portsea Street to be established between Columbus Avenue and Church Street South, and along the portion of Portsea Street to be established between Columbus Avenue and South Orange Street. First floor dwelling units are permitted by Special Permit in all other locations.

PUBLIC HEARING

A Public Hearing was held by the City Plan Commission on January 27, 2026. A transcript of the hearing, meeting #1677, will be available from the City Plan Department.

PLANNING CONSIDERATIONS

Given the long history of PDD #15, it is not surprising the City's approach to land uses in this area have changed significantly since its inception. In spite of the many changes to the PDD over the years, it still codifies the auto-centric redevelopment era approach to housing and mixed-use

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development on these parcels. Previous zoning approaches failed to capitalize on the unique location of this land adjacent to one of the most important public transit hubs in New England, or fully utilize the nearby City's amenities core to several established neighborhoods.

As is evident in the previously submitted zoning for the Transit Oriented Community Zone, both the City of New Haven and the State of Connecticut have recognized the importance supporting Transit Oriented Development.

Pursuant to General Statutes §13b-790, a Transit-Oriented Development is "the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services." The State of Connecticut demonstrates an investment in these areas both through upgrades the commuter rail network in response to growth in rail ridership and the ongoing work by the Municipal Redevelopment Authority focused on "grow neighborhoods by expanding housing around transit hubs and in downtowns."

This application aligns with the City's Plan of Conservation and Development, New Haven Vision 2034 (2025), the recently adopted Union Square Choice Neighborhood Transformation Plan (2025) and the goals set forth in the Hill to Downtown Community Plan (2014).

NEW HAVEN COMPREHENSIVE PLAN: SUBMISSION MEETS REQUIREMENTS

The City of New Haven's Vision 2034 Comprehensive plan emphasizes the need for greater housing development city wide. Staff find the proposed zoning amendment to be in alignment with that vision and note that several goals found in the Great Places to Live focus area would be furthered by it. The applicant identified some of these goals in their submission, highlighting the increased number of dwelling units this amendment would facilitate, the deep affordability of many of those units, and the development of a vast swath of currently vacant land to productive use. The applicant envisions a mixed-use community with thousands of new dwelling units and added commercial space to support them. Overall, staff find the proposed amendment to be consistent with the goals of the comprehensive plan.

New Haven Vision 2034, Goals addressed by this project include:

Great Places to Live

Goal 1: Increase the number of deeply affordable housing units.

- Strategy 1.2: Prioritize the development of housing units affordable to households at or below 30% of Area Median Income (AMI) in development of mixed-income housing.
- Strategy 1.4: Support expansion and redevelopment of public housing projects
- Strategy 1.7: Advocate for the development of more affordable housing across the region.

Goal 2: Increase housing supply.

- Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
- Strategy 2.2: Amend ordinances and policies to better support housing development.
- Strategy 2.7: Increase affordable, accessible housing options for people with disabilities.

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Goal 4: Transform empty and run-down properties into affordable housing and other community resources.
Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.

- Support mixed-use development and ensure that such development is sensitive to the neighborhood.

Choice Neighborhood Transformation Plan
The Union Square Choice Neighborhood Transformation Plan sets several goals for the revitalization of the Union Square Neighborhood. These goals were developed based on extensive community outreach and were drafted to ensure Union Square becomes a thriving, equitable, and resilient community. The goals are grouped into three categories: People, Neighborhood, and Housing. Staff have identified areas where the proposed zoning amendment aligns with the goals of the Choice Neighborhood Plan. In many ways the amendment supports the Housing goals of the transformation plan, increasing density and affordability at a large scale. By its very nature the TOC zone promotes the design of pedestrian and cyclist first transportation networks, which is consistent with some of the neighborhood goals of the plan. Lastly it will facilitate the creation of jobs throughout construction phases of future developments, and through the creation of ground floor commercial space in the zone.

<u>People</u>

- Goal 5: Foster job creation and economic development.

<u>Neighborhood</u>

- Goal 1: Calm traffic, ensure pedestrian and bicyclist safety, and improve connections within and outside Union Square.
    - Strategy 1.3 Improve pedestrian amenities to make the neighborhood safer and more comfortable to cross on foot
- Goal 2: Make sure the neighborhood’s public places support wellness, safety, and economic mobility.
- Goal 4: Increase the supply of affordable and high-quality homes for homeowners and renters who want to stay here.
    - Strategy 4.2 Promote new housing development for all ages and family types, especially on underutilized land and at neighborhood hubs.

<u>Housing</u>

- Goal 1: Ensure the right to return for current Wolfe residents and former Church Street South residents.
- Goal 2: Provide affordable, safe, and high-quality housing choices.
    - Strategy 2.1 Provide diverse housing options: townhouse-style homes and tall apartment buildings
- Goal 3: Deliver new infrastructure for flood resiliency, pedestrian connectivity, parking, and access to public transit
    - Strategy 3.1 Design buildings above Base Flood Elevation and use green infrastructure to absorb stormwater and runoff

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- Goal 4: Offer amenities for community gatherings, social support, and recreation.
    - Strategy 4.1 Allocate space on the ground floor of residential buildings for community rooms and community services, such as daycare.
- Goal 5: Design spaces for retail and commercial development.
- Goal 6: Housing and Neighborhood Revitalization.

Hill to Downtown Plan (Adopted 2014)
The Hill-to-Downtown Community Plan emphasizes the need for an organic connection between the Hill Neighborhood and Downtown. This connection must be growth based, including the development of high-quality housing that accommodates a wide range of incomes, places that serve the social needs of residents, and businesses that serve economic needs of the community. All these initiatives work towards a community vision of a vibrant, walkable, mixed-use district. The intent of this application is to facilitate the construction of a community scale development that embodies these principles. The goal is to fill in the currently vacant land nearest Union Station to high density mixed income and mixed-use building. The scale of density this ordinance would allow is rarely seen. It would have a permanent effect on New Haven's population, as well as a noticeable social benefit by connecting this portion of the Hill to Downtown. In short, the proposed text and map amendments aligns with the following goals explicitly referenced in the Community Plan:

- Encourage Development of Commercial, Residential, and Retail Space in the Areas Around Union Station and within the Medical District Areas.
- Strengthen the Existing Neighborhood.
- Improve Connectivity within the District and to Downtown
- Expand the City's Tax Base

CITY CHARTER AND ZONING ORDINANCE CRITERIA
Sections(s) 181 and 182 of the Charter of The City of New Haven
The City Plan Commission finds that, based on submitted information, the proposed zoning ordinance amendment complies with Sections 181 and 182 of the Charter of the City of New Haven in that it is:

(i.) uniform for each class of buildings or structures,
(ii.) made in accordance with the comprehensive plan,
(iii.) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and
(iv.) made with reasonable consideration, as to the character of the proposed district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

Section 64(d)(2)c of the New Haven Zoning Ordinance

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Section 64(d)(2) requires that the City Plan Commission take the following into consideration in evaluating any amendment to the Zoning Map:

a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven:

Since the approval of the subject PDD, there has been increased need for housing New Haven and increased consideration for housing growth near transit resources like Union Station. The surrounding area has also been rezoned to the BD-3 zone to the northwest of these parcels as part of work to support mixed-use development between Downtown New Haven and Union Station. The mapping of the Transit-Oriented Community (TOC) zone and the adoption and mapping of the Downtown for All Overlay District in this surrounding area has further indicated a plan for increased residential and mixed-use development in support of greater housing and economic opportunity.

These parcels were once part of the BE zone (Wholesale and Distribution) and were rezoned to the RH-2 zone in the same City Plan Commission meeting (August 1967) at which these parcels were then added into PDD 15. The intent of that rezoning was to support more viable and necessary residential development in a formerly industrial part of the city. The proposed text and map changes continue that intent – they further apply new ground floor residential allowances to the TOC that maintain the underlying RH-2 and existing PDD's residential priorities while adjusting to the modern contextual needs of ground floor commercial uses facing Union Station and ground floor residential uses facing the Hill neighborhood.

b. Whether some other method or procedure under the zoning ordinance is more appropriate:

The proposed ordinance text and map amendments are the most appropriate method to support mixed-use and residential development on this site that is also sensitive to the divergent abutting characteristics of residential uses to the west in the Hill neighborhood and proposed mixed uses to the east at Union Station. The added footnote that specifies areas for as-of-right ground floor residential units is in keeping with the abutting residential conditions of those named streets. It reflects a continuation of the TOC zone in an area that will be served by various public transit uses while adding in exceptions to ensure that the TOC zone can be contextually applicable adjacent to a lower density residential neighborhood context.

Considering that the Union Square Transformation Plan will be implemented in phases over time, the TOC zoning is a more appropriate path forward from a zoning perspective because (1) the Commission wishes to ensure long-term alignment with the Union Square Transformation Plan and (2) that a new PDD would not be practical for a multi-phase implementation due to the requirements for project-specific design review. Additionally, because this PDD includes parcels meant for two future proposed projects (Tower Three by this proponent, and Union Square by the Housing Authority of New Haven as described in report 1677-01), an amendment to the existing PDD would be insufficient as it would make it difficult for two different residential and mixed-use development projects to proceed without conflicting regulatory pathways.

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c . In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District:

The contiguous area of the proposed ordinance map amendment exceeds the required minimum at a total size of approximately 11.4 acres.

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 64(d)(2) of the New Haven Zoning Ordinance and should be **approved**.

ADOPTED: January 27,2026
Ernest Pagan
Chair

ATTEST: DocuSigned by: Laura E. Brown E71FA1E41A27483...
Laura E Brown
Executive Director, Plan Department

..Title
ZONING ORDINANCE TEXT AND MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO RECLASSIFY CERTAIN FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY DISTRICT; TO ALLOW RESIDENTIAL USES IN THE TRANSIT-ORIENTED COMMUNITY DISTRICT; AND TO AMEND SECTION 42, TABLE 3 (USE TABLE), TO IMPLEMENT THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN.

..Body
WHEREAS, the Housing Authority of the City of New Haven ("HANH") has filed a "petition" (the "Petition") pursuant to Section 64 (d)(1) of the City of New Haven Zoning Ordinance (the "Zoning Ordinance") requesting Zoning Map and Zoning Ordinance amendments (the "Amendments") to transfer that certain real property located in the City of New Haven and commonly known as: (i) 169 Union Avenue (MBLU: 237 0086 00100); (ii) 94 Columbus Avenue (MBLU: 238 0086 00200); (iii) 89 Union Avenue (MBLU: 238 0086 00300); (iv) 49 Union Avenue (MBLU: 238 0086 00400); (v) 86 South Orange Street (MBLU: 238 0110 00200); (vi) 91 Columbus Avenue (MBLU: 238 0110 00100); (vii) 1 Tower Lane (MBLU: 238 0110 00300); (viii) No # Union Avenue (MBLU: 237 0086 00500); and (ix) 90 South Orange Street (MBLU: 238 0110 00404 (the "Property") from the PDD-15 Zone to the Transit-Oriented Community Zone (the "TOC Zone") and to amend certain items of the Zoning Ordinance as they relate to the TOC Zone;

WHEREAS, prior to filing the Petition related to the Amendments, HANH, along with contributions from its affiliates, The Glendower Group and Elm City Communities, and other local organizations, business and residents of the City, produced the Union Square Choice Neighborhoods Transformation Plan (the "Plan");

WHEREAS, the Plan outlines a clear road map for positive change, prioritizing safe, high-quality housing and fostering a thriving community in and around Union Square;

WHEREAS, the Board of Alders has reviewed and endorsed the Plan and the re-development of the Property;

WHEREAS, pursuant to Article XIII, Section 2E of the City of New Haven Charter, the Board of Alders referred HANH's Petition to the New Haven City Plan Commission for a public hearing;

WHEREAS, on January 27, 2026, the City Plan Commission held a public hearing on HANH's Petition after providing due notice of such hearing in accordance with the provisions of law;

WHEREAS, on January 27, 2026, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII Section 64(d)(2) of the Zoning Ordinance recommending approval of HANH's Petition, CPC Report No. 1677-01;

WHEREAS, the Legislation Committee of the Board of Alders, following its public hearing on the matter, accepted the recommendation of the City Plan Commission and on February 24, 2026, recommended to the full Board of Alders with Favorable report that the Amendments contained in the Petition be adopted;

WHEREAS, the Amendments are in material compliance with the goals of the City's Plan of Conservation and Development, adopted as of October 15, 2025 (the "**POCD**") and the recent passage of the "Downtown for All" overlay district, as the extensive rehabilitation or development of City properties is critical to the need of the City as a means of improving the City's affordable housing stock and increasing employment opportunities; and

WHEREAS, the redevelopment of the Property will assist in accomplishing the critical needs of the City related to housing and employment opportunities, which is desirable and in the public interest of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that adoption of the Amendments is in the public interest of the residents of the City and are found to be in material compliance with the goals of the POCD and the "Downtown for All" overlay district.

AND BE IT FURTHER ORDAINED by the New Naven Board of Alders that the Zoning Map of the City is hereby amended to rezone the Property from the PDD-15 Zone to the TOC Zone.

AND BE IT FURTHER ORDAINED by the New Naven Board of Alders that the Zoning Ordinance of the City is hereby amended to revise certain allowable residential uses in the TOC Zone, as contained in Section 42, Table 3 (Use Table) of the Zoning Ordinance.

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Agenda Date: **Version:** 1 **Status:** First Reading

In Control: Board of Alders **File Type:** Order

Agenda Number:

WHEREAS, the Applicant has also applied to the City of New Haven's Board of Alders (the "Board of Alders") for a tax abatement for 17 Grand List years under which the assessment for the Shelton Avenue Properties will be frozen for two years and thereafter the taxes to be paid will be in the amount of $450 per unit plus a 3% annual increase after the first year during the following fourteen (14) years under the City of New Haven's program for Tax Abatement for Low Income Multi-Family Developments (the "LISHTA Program") (the "Application"); and

WHEREAS, the Applicant has provided all of the information and materials required by the Board of Alders to make a determination regarding the Applicant's eligibility for the tax abatement requested; and

WHEREAS, the Applicant requires the tax abatement requested in the Application in order to develop the Elm City Lofts Project; and

WHEREAS, the tax abatement requested by the Applicant is similar to tax abatements granted by the Board of Alders for comparable projects; and

WHEREAS, the Board of Alders finds that the tax abatement requested by the Applicant will be used to (i) reduce rents below the levels which would be achieved in the absence of the abatement and to improve the quality and design of the Elm City Lofts Project, (ii) effect occupancy of the Elm City Lofts Project by persons and families of varying income levels and (iii) provide necessary related facilities and services for the Elm City Lofts Project; and

WHEREAS, the Board of Alders has the authority to grant the Application for a tax abatement pursuant to Conn. Gen. Stat. Sec. 8-215, the Annotated Charter of the City of New Haven Charter, Article IV, Section 6 and the City of New Haven Code of General Ordinances, Section 28-4.

NOW THEREFORE, BE IT ORDAINED that the Application for a tax abatement is hereby approved.

AND BE IT FURTHER ORDAINED that the City of New Haven (the "City") and the Applicant shall enter into a tax abatement agreement (the "Tax Abatement Agreement") which shall provide that the Affordable Unit Component will be entitled to a tax abatement for 15 consecutive Grand List years following a two year freeze of the assessments of the Shelton Avenue Properties and which Tax Abatement Agreement shall further provide that the taxes levied during the abatement period shall be $450 per housing unit, which amount shall be increased by 3% for each year subsequent to the first year of the abatement period.

AND BE IT FURTHER ORDAINED that the Tax Abatement Agreement shall also provide that the City will conduct an Annual Compliance Review of the Elm City Lofts Project regarding its compliance with the affordability requirements of the LISHTA program and related matters and that the Tax Abatement Agreement shall be filed on the land records of the City.

AND BE IT FURTHER ORDAINED that the Mayor of the City be and hereby is authorized to execute and deliver on behalf of the City the Tax Abatement Agreement together with such ancillary documents as may be necessary to implement the intent of this Ordinance and the City's LISHTA program.

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

ELM CITY LOFTS, LLC
C/O VESTA CORPORATION
175 POWDER FOREST DRIVE
WEATOGUE, CT 06089

VIA HAND DELIVERY

December 30, 2025

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

Re: Application for Tax Abatement for Low and Moderate Income Multi-Family Residential Developments (LISHTA) for the Elm City Lofts Project

Dear Alder Walker-Myers:

Elm City Lofts, LLC (the "Applicant") is pleased to submit this application that will enable 240 affordable units (the "Affordable Units") to be constructed at 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue (collectively the "Shelton Avenue Properties") in the Newhallville neighborhood. The tax abatement will allow the transformation of a 175,000 square foot mill building that is mostly vacant and dilapidated and the construction of two new buildings on vacant land so that the Shelton Avenue Properties are better integrated with the residential context that surrounds it. The Shelton Avenue Properties will be environmentally remediated to permit residential use on the site. The Elm City Lofts Project will create numerous construction jobs.

Most significantly, the Elm City Lofts Project will provide much needed affordable housing. These affordable units will be restricted to individuals and families whose income is 60% or below of the Area Median Income ("AMI"). At least 20% of the units will be set aside for residents whose income is at or below 50% of the AMI. The project will include a range of apartment types, including studios and one and two bedroom units. All of the residents will have access to onsite amenities, including fitness centers, community centers and extensive outdoor space, such as the Farmington Canal Greenway.

Enclosed please find our application, a proposed Ordinance and a check for $350 for the filing fee. We are pleased to be a part of the effort of the City and the Board of Alders to provide quality affordable housing. Please let us know if you need any additional information and thank you for considering this application.

Sincerely,

Elm City Lofts, LLC

By: Joshua Greenblatt

Enclosures

cc: Arlevia Samuel. Director, Livable City Initiative
Mark Wilson, Manager of Neighborhood and Commercial Development
Catherine Schroeter, Deputy Director of Administrative Services
Albert Lucas, Director of Legislative Services
Carolyn W. Kone

12T7011.DOCX

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

WHEREAS, the Elm City Lofts Project is a 240 unit multi-family affordable housing project; and

WHEREAS, the housing to be developed for the Elm City Lofts Project will be located in three buildings, one of which is a largely vacant and dilapidated 175,000 square foot historic mill building, which will be restored to its historic footprint and in accordance with the Secretary of the Interior's guidelines, and two of which will be newly constructed; and

WHEREAS, the Elm City Lofts Project will be located on two properties in the Newhallville Neighborhood, Shelton Avenue and 89 a/k/a 91 Shelton Avenue (the "Shelton Avenue Properties"), which will be environmentally remediated to allow housing to be located on the Shelton Avenue Properties; and

WHEREAS, the Elm City Lofts Project will provide a number of amenities to the residents of the Elm City Lofts Project, including community rooms, fitness centers, and extensive outdoor recreational space; and

WHEREAS, the Elm City Lofts Project will also border the Farmington Canal Greenway, providing an area for walking and bicycling for residents; and

WHEREAS, all of the residential units in the Elm City Lofts Project will be set aside for individuals and families whose income are at or below 60% of the Area Median Income ("AMI") of persons and families living in the New Haven/Meriden area, as established by the United States Department of Housing and Urban Development and a minimum of 20% of the units will be set aside for residents whose income is at or below 50% of the AMI; and

WHEREAS, there is a shortage of affordable rental units in New Haven, and the construction of the Elm City Lofts Project will create additional affordable housing units needed in the City; and

WHEREAS, Elm City Lofts, LLC (the "Applicant") will acquire the Shelton Avenue Properties; and

WHEREAS, the Applicant has applied to the Connecticut Housing Finance Authority for 4% Low Income Housing Tax Credits and to the Connecticut Department of Housing for loans to assist in the development of the Elm City Lofts Project; and

WHEREAS, the Applicant has also applied to the City of New Haven's Board of Alders (the "Board of Alders") for a tax abatement for 17 Grand List years under which the assessment for the Shelton Avenue Properties will be frozen for two years and thereafter the taxes to be paid will be in the amount of $450 per unit plus a 3% annual increase after the first year during the following fourteen (14) years under the City of New Haven's program for Tax Abatement for Low Income Multi-Family Developments (the "LISHTA Program") (the "Application"); and

WHEREAS, the Applicant has provided all of the information and materials required by the Board of Alders to make a determination regarding the Applicant's eligibility for the tax abatement requested; and

WHEREAS, the Applicant requires the tax abatement requested in the Application in order to develop the Elm City Lofts Project; and

WHEREAS, the tax abatement requested by the Applicant is similar to tax abatements granted by the Board of Alders for comparable projects; and

WHEREAS, the Board of Alders finds that the tax abatement requested by the Applicant will be used to (i) reduce rents below the levels which would be achieved in the absence of the abatement and to improve the quality and design of the Elm City Lofts Project, (ii) effect occupancy of the Elm City Lofts Project by persons and families of varying income levels and (iii) provide necessary related facilities and services for the Elm City Lofts Project; and

WHEREAS, the Board of Alders has the authority to grant the Application for a tax abatement pursuant to Conn. Gen. Stat. Sec. 8-215, the Annotated Charter of the City of New Haven Charter, Article IV, Section 6 and the City of New Haven Code of General Ordinances, Section 28-4.

NOW THEREFORE, BE IT ORDAINED that the Application for a tax abatement is hereby approved.

AND BE IT FURTHER ORDAINED that the City of New Haven (the "City") and the Applicant shall enter into a tax abatement agreement (the "Tax Abatement Agreement") which shall provide that the Affordable Unit Component will be entitled to a tax abatement for 15 consecutive Grand List years following a two year freeze of the assessments of the Shelton Avenue Properties and which Tax Abatement Agreement shall further provide that the taxes levied during the abatement period shall be $450 per housing unit, which amount shall be increased by 3% for each year subsequent to the first year of the abatement period.

AND BE IT FURTHER ORDAINED that the Tax Abatement Agreement shall also provide that the City will conduct an Annual Compliance Review of the Elm City Lofts Project regarding its compliance with the affordability requirements of the LISHTA program and related matters and that the Tax Abatement Agreement shall be filed on the land records of the City.

AND BE IT FURTHER ORDAINED that the Mayor of the City be and hereby is authorized to execute and deliver on behalf of the City the Tax Abatement Agreement together with such ancillary documents as may be necessary to implement the intent of this Ordinance and the City's LISHTA program.

ELM CITY LOFTS, LLC
C/O VESTA CORPORATION
175 POWDER FOREST DRIVE
WEATOGUE, CT 06089

December 30, 2025

VIA HAND-DELIVERY

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

Mr. Michael Smart
City/Town Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

Re: Petition to Amend the New Haven Zoning Ordinance Map to Change the Zoning Designation of 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from Industry H District – Heavy Industry (IH) to Residential General High Density District (RH-2)

Dear President Walker-Myers and Mr. Smart:

Elm City Lofts, LLC, which will acquire 71 Shelton Avenue Map/Block/Parcel 284/0392/0010) and 89 a/k/a 91 Shelton Avenue (Map/Block/Parcel 284/0392/02700)(collectively the "Shelton Avenue Properties"), is pleased to present to the Honorable Board of Alders a Petition to rezone the Shelton Avenue Properties from the IH District to the RH-2 District in order to permit the development of a 240 unit 100% affordable housing project (the "Project"). The Project will be developed in three buildings, one of which is an 125,000 square foot historic mill building that is only partially occupied and is in a state of disrepair. The mill building will be rehabilitated in accordance with the National Park Service guidelines for historic restoration. The other two buildings will be newly constructed on what is currently vacant land. The Project will provide interior amenities for the residents (fitness centers and community gathering spaces) as well as extensive outdoor recreational areas and on-site parking. The new building to be constructed facing Shelton Avenue will also include two retail spaces.

As stated above, the Project is 100% affordable. Occupancy will be restricted to residents whose income is at or below 60% of the Area Median Income, and a minimum of 20% of the units will be set aside for tenants whose Area Median Income is 50% or below. Additionally, the Project will be subject to the City's Inclusionary Zoning Ordinance.

The existing IH zone in which the Shelton Avenue Properties are currently located does not permit residential development. Elm City Lofts seeks to rezone the Shelton Avenue

Properties to the RH-2 District, which is the zoning district immediately to the south of 71 Shelton Avenue on which the Axis 201 project is located (201 Munson Street).

This Petition complies with the requirements of Section 64(d)(2) of the Zoning Ordinance for a map change as well as the Charter requirements for a zoning amendment, as set forth in the attached Petition.

Finally, it should be noted that the Project will create both permanent and construction jobs and generate taxes as well as significant building permit fees.

For all of these reasons, we urge approval of this Petition. Enclosed please find a check for the filing fee in the amount of $1,500.

Very truly yours,

Joshua Greenblatt

Enclosures

cc: Laura Brown, Executive Director of the City Plan Department (*VIA Hand-Delivery*)
Arlevia Samuel, Deputy Administrator of Housing and Development (*VIA Email)*
Mark Wilson, Manager of Neighborhood and Commercial Development (*VIA Email)*
Catherine Schroteter, Deputy Director of Administrative Services (*VIA Email)*

Attachment A: Petition for Zoning Map Amendment
Attachment B: Proposed Ordinance for Zoning Map Amendment
Attachment C: Existing and Proposed Zoning Maps
Attachment D: Legal Description of Parcels to be Released

ATTACHMENT A

CITY OF NEW HAVEN
BOARD OF ALDERS

In re: Petition to Amend the New Haven Zoning Ordinance Map to Change the Zoning Designation of 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from Industry H District – Heavy Industry (IH) to Residential General High Density District (RH-2)

PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP TO CHANGE THE DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE FROM INDUSTRY H DISTRICT – HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2)

Pursuant to 1925 Special Act No. 490, § 5, Article IV, §§ 3, 4 and 5, Article XIII § 2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance of the City of New Haven (the "Zoning Ordinance"), Petitioner, Elm City Lofts, LLC ("Petitioner"), hereby petitions the Board of Alders of the City of New Haven to amend the Zoning Ordinance Map to change the designation of 71 Shelton Avenue (Map/Block/Parcel 284/0392/0010) and 89 a/k/a 91 Shelton Avenue (Map/Block/Parcel 284/0392/02700)(collectively the “Shelton Avenue Properties”) from Industry H District - Heavy Industry (IH) to Residential General High Density District (RH-2).

In support of this Petition, Petitioner represents as follows:

1. The Shelton Avenue Properties were originally part of the Winchester Repeating Arms Company factory complex. A five-story mill building that was built in 1915 is located on the 89 a/k/a 91 Shelton Avenue property. The mill building is only partially occupied by commercial nonindustrial uses and is in a state of disrepair The 71 Shelton Avenue property is vacant.

2. The Petitioner wishes to develop a 240 unit affordable housing project on the Shelton Avenue Properties to be known as Elm City Lofts ("Elm City Lofts" or the "Project"). Environmental remediation has been performed on the Shelton Avenue Properties, and the Petitioner will undertake additional environmental work so that the Shelton Avenue Properties can be occupied for residential use.

3. The 125,000 square foot mill building that is currently located on 89 a/ka 91 Shelton Avenue will be rehabilitated to its original configuration, and the windows and other features of the building will be restored in accordance with the National Park Service Guidelines for Historic Restoration. The Petitioner is applying for federal and state historic tax credits for the rehabilitation of this building. The mill building will house 96 apartments on five floors and provide tenant amenities on the first floor.

4. Two new buildings will be constructed on the 71 Shelton Avenue property. The new building to be constructed closest to Shelton Avenue will include 60 apartments, tenant amenities and two retail spaces that will face a small outdoor plaza fronting on Shelton Avenue.

5. The other new building on 71 Shelton Avenue will be constructed adjacent to the Farmington Canal Greenway and will contain 84 apartments as well as tenant amenity spaces.

6. Three hundred and four (304) parking spaces will be provided as part of the Elm City Lofts Project; some of which will be located in garages under the buildings.

7. The Project will provide significant outdoor recreational space for the residents of the Project, which may include a garden, a playground, a plaza, a fire pit, and grills.

8. Studios, one bedroom units and two bedroom units will be offered at Elm City Lofts. All of the units will be set aside for residents whose income is 60% or below the Area Median Income as established for the New Haven area by the United States Department of Housing and Urban Development, and a minimum of 20% of the units will be restricted to tenants whose income is 50% or below the Area Median Income. Additionally, the Project will be subject to the City's Inclusionary Zoning Ordinance.

9. The City recently adopted a new Comprehensive Plan of Development known as Vision 2034. Vision 2034 notes that New Haven is "facing a severe affordable housing crisis" and that as of 2023, half of households in New Haven spend 30% or more of their annual income on housing related costs. Vision 2034 reports that throughout most of New Haven, less than 10% of homes are affordable for families earning 50% of the area median income or less. Vision 2034 lists as its Goal 2 to "Increase housing supply" and states as one of the strategies to accomplish this goal, Strategy 2.3, which reads "[a]mend ordinances and policies to better support housing development." This Petition for a map amendment to rezone the Shelton Avenue Properties to the RH-2 District to enable the development of 240 units of affordable housing directly implements Strategy 2.3.

10. Vision 2034 also lists as its Goal 4 "to [t]ransform empty and run-down properties into affordable housing and other community resources." Petitioner's plans to rehabilitate the mill building on 89 a/ka 91 Shelton Avenue and to construct two new apartment buildings on 71 Shelton Avenue, which is currently empty, directly advances Goal 4 of the Comprehensive Plan of Development.

201 residential development, which is comprised of 398 dwelling units, is located at 201 Munson Street on approximately 13 acres.

12. 201 Munson Street had also historically been part of the Winchester Repeating Arms Company factory complex and was zoned in 2018 from the IH District to the RH-2 District to permit residential development.

13. This Petition seeks to extend the RH-2 District immediately north from 201 Munson Street to include the Shelton Avenue Properties and thereby enable the development of the Elm City Lofts Project.

14. This request for a map amendment complies with the requirements for a zoning amendment under § 64(d)(2) of the Zoning Ordinance. A map amendment is needed because the Shelton Avenue Properties were zoned IH many years ago and heavy industrial uses have not been present on the Shelton Avenue Properties for many years. The IH zoning is no longer appropriate for the Shelton Avenue Properties, which are surrounded on two sides by residential uses and residential zoning districts. Accordingly, the requested map amendment is required because changes have taken place in the City, in the patterns of land use, in the supply of land and in its peculiar suitability for residential use, which makes the requested map amendment appropriate under § 64(d)(2) of the Zoning Ordinance.

15. Additionally, in compliance with § 63(d)(2) of the Zoning Ordinance, no negative effect of the requested map change on the surrounding area is anticipated, because the surrounding area is largely residential and zoned RH-2 or another residential district.

16. As stated above, the map amendment being sought in this petition furthers the purposes of the City's Comprehensive Plan of Development and the

Comprehensive Plan as required by § 63(d)(2) of the Zoning Ordinance and Article XIII, §2C of the City Charter. This petition seeks to extend an adjacent zoning district, the RH-2 District, to the Shelton Avenue Properties, so that the requested map amendment is in accord with the City's Comprehensive Plan (i.e. its other zoning districts and maps). Moreover, other zoning districts have been considered for the Shelton Avenue Properties, as required by § 63(d)(2) of the Zoning Ordinance, including the IH District, which is not appropriate for the Shelton Avenue Properties because the IH District does not permit residential use, and a possible Planned Development District, which is not necessary because the Elm City Lofts project can be developed in accordance with the requirements of the adjacent RH-2 District. Finally, the size of the area involved in this Petition is 5.032 acres, which is in excess of the minimum required acreage for a zoning map amendment under § 64(d)(2)c of the Zoning Ordinance.

17. As also required by Article XIII § 2C of the City of New Haven Charter, this Amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

18. As additionally required by Article XIII § 2B of the City of New Haven Charter, the proposed Amendment is uniform for each class of buildings or structures throughout the RH-2 District.

WHEREFORE, Petitioner requests that the Board of Alders amend the Zoning Map in the manner set forth in Attachment C, page 2.

Respectfully submitted

Petitioner,
Elm City Lofts, LLC

By: Joshua Greenblatt

ATTACHMENT B

ZONING ORDINANCE MAP AMENDMENT APPROVING A CHANGE IN THE DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE INDUSTRY H DISTRICT – HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2)

WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Elm City Lofts, LLC (“Petitioner”) filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the “Petition”) requesting that the Board of Alders amend the New Haven Zoning Ordinance Map (the “Zoning Map”) to indicate that 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue located in the Newhallville section of New Haven, which property is to be conveyed to the Petitioner and is currently located in the Industry H District – Heavy Industry (IH), be designated on the Zoning Map as being located in the Residential General High Density District (RH-2) (the “Map Amendment”); and

WHEREAS, on _____, 2026 pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for their advice; and

WHEREAS, on _____, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending _____ of the Petition, City Plan Commission Report No. _____ _____; and

WHEREAS, following the public hearing of the Board of Alders Legislation Committee on _____, the Committee issued a _____report; and

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the development of affordable housing, a priority of Vision 2034, the City's Comprehensive Plan of Development, and will extend an existing adjacent zoning district; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the RH-2 district and exceeds the minimum size required for a map amendment..

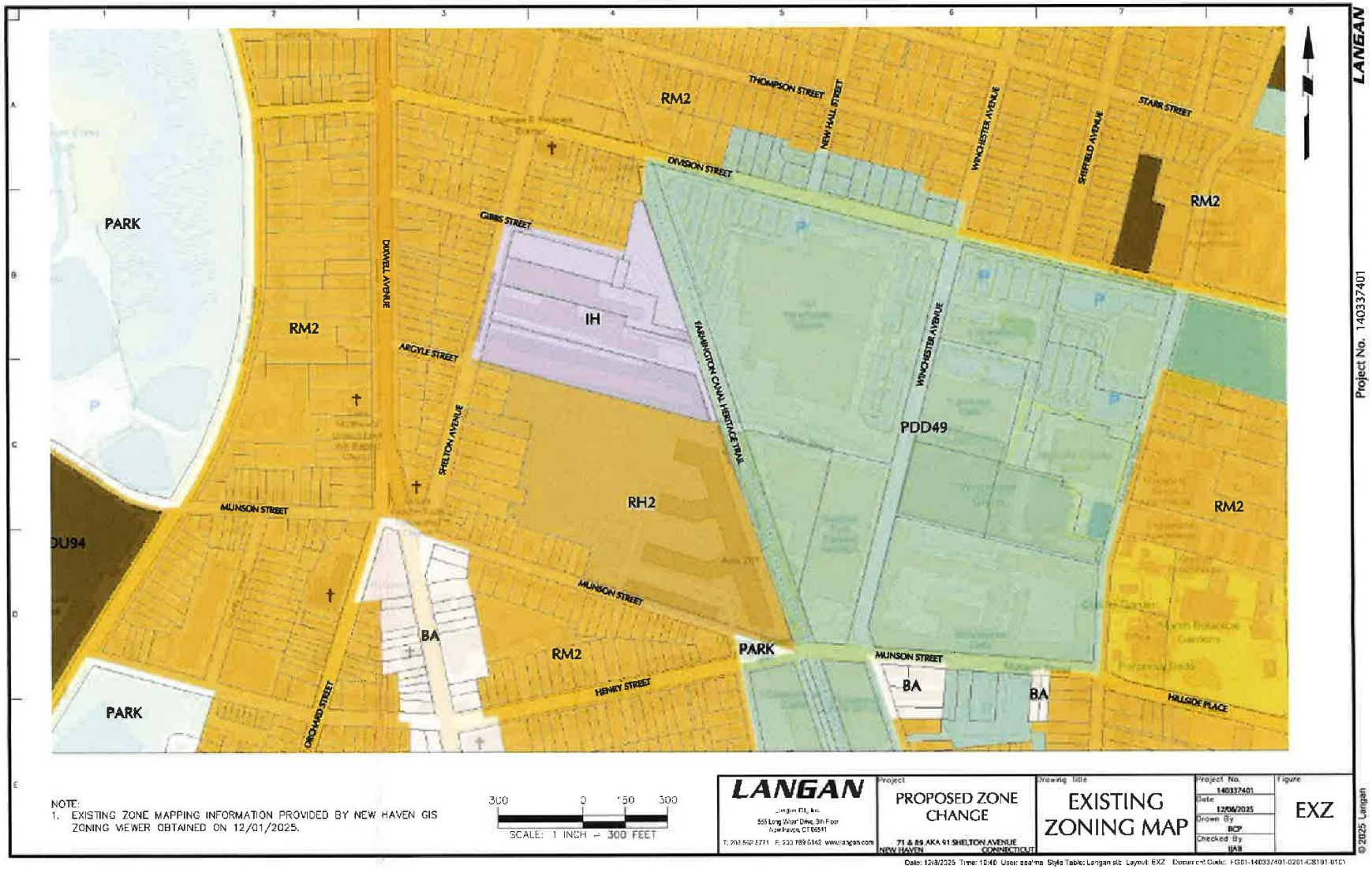
NOW THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Petition of Elm City Lofts, LLC for an Amendment to the Zoning Map to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from

Industry H District – Heavy Industry (IH) to Residential General High Density District (RH-2) is granted and the Zoning Map shall be amended to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue as being located in RH-2 District. This Ordinance shall be effective on the day after the date of publication of notice of the adoption of this Ordinance.

_____
Signed

_____
Date

ATTACHMENT C
Page 1



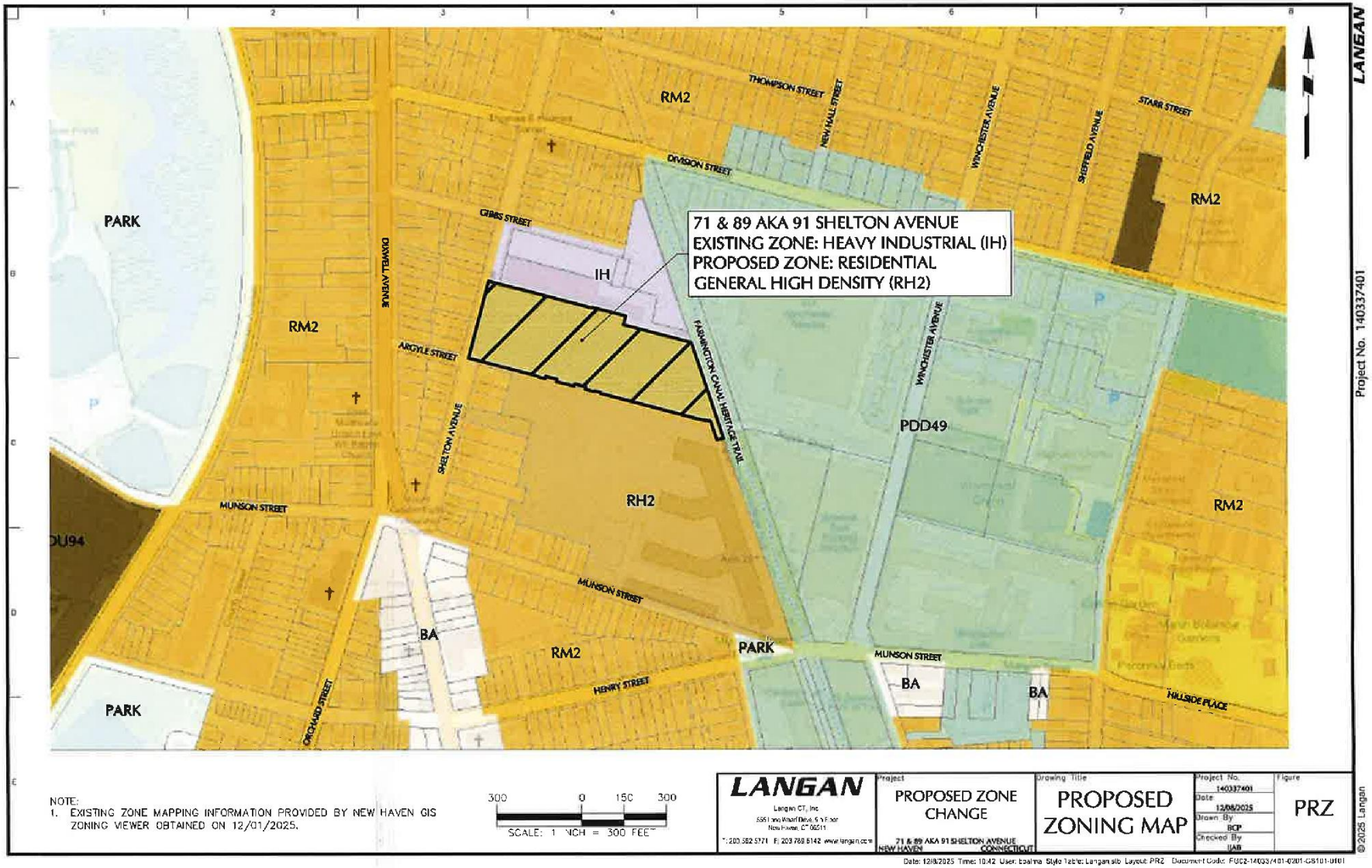
NOTE:
1. EXISTING ZONE MAPPING INFORMATION PROVIDED BY NEW HAVEN GIS ZONING VIEWER OBTAINED ON 12/01/2025.

300 0 150 300
SCALE: 1 INCH = 300 FEET

LANGAN	Project: PROPOSED ZONE CHANGE	Drawing Title: EXISTING ZONING MAP	Project No. 140337401	Figure: EXZ
	71 & 89 AKA 91 SHELTON AVENUE NEW HAVEN CONNECTICUT		Date 12/08/2025	
			Drawn By BCP	
			Checked By IAB	

Date: 12/8/2025 Time: 10:40 User: ppalma Style Table: Langan.stb Layout: EXZ Document Date: FGD1-140337401-0201-CS1101-0101

ATTACHMENT C
Page 2



ATTACHMENT D

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

December 5, 2025
140____01

ZONE CHANGE DESCRIPTION
IH TO RH2

Beginning at a point marking the centerline of Shelton Avenue, said point being 224 feet more or less southerly from the intersection of Gibbs Street and Shelton Avenue;

Thence running southeasterly in part through the Shelton Avenue and in part along the northerly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 505 feet more or less to a point;

Thence running southwesterly along the easterly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 32 feet more or less to a point;

Thence running southeasterly along the northerly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 248 feet more or less to a point on the westerly side of the Farmington Canal Trail;

Thence running southeasterly along the westerly boundary line of the Farmington Canal Trail a distance of 360 feet more or less to a point;

Thence running southwesterly along the southerly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 25 feet more or less to a point;

Thence running northwesterly along the westerly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 70 feet more or less to a point;

Thence running northwesterly in part along the southerly boundary line of land now or formerly of ZYS Development LLC and in part through Shelton Avenue a distance of 923 feet more or less to a point in the centerline of Shelton Avenue;

Thence running northeasterly along said centerline of Shelton Avenue a distance of 283 feet more or less to the point of beginning.

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com
New Jersey • New York • Connecticut • Massachusetts • Pennsylvania • Washington, DC • West Virginia • Ohio • Florida • Texas • Colorado • Arizona • Washington • California
Athens • Calgary • Dubai • London • Panama

LISHTA Application to the New Haven Board of Alders for ELM CITY LOFTS

December 30, 2025

ELM CITY LOFTS, LLC

LISHTA Application
Elm City Lofts
ELM CITY LOFTS, LLC

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TAB 1

Cover Letter

ELM CITY LOFTS, LLC
C/O VESTA CORPORATION
175 POWDER FOREST DRIVE
WEATOGUE, CT 06089

VIA HAND DELIVERY

December 30, 2025

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

Re: Application for Tax Abatement for Low and Moderate Income Multi-Family Residential Developments (LISHTA) for the Elm City Lofts Project

Dear Alder Walker-Myers:

Elm City Lofts, LLC (the "Applicant") is pleased to submit this application that will enable 240 affordable units (the "Affordable Units") to be constructed at 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue (collectively the "Shelton Avenue Properties") in the Newhallville neighborhood. The tax abatement will allow the transformation of a 175,000 square foot mill building that is mostly vacant and dilapidated and the construction of two new buildings on vacant land so that the Shelton Avenue Properties are better integrated with the residential context that surrounds it. The Shelton Avenue Properties will be environmentally remediated to permit residential use on the site. The Elm City Lofts Project will create numerous construction jobs.

Most significantly, the Elm City Lofts Project will provide much needed affordable housing. These affordable units will be restricted to individuals and families whose income is 60% or below of the Area Median Income ("AMI"). At least 20% of the units will be set aside for residents whose income is at or below 50% of the AMI. The project will include a range of apartment types, including studios and one and two bedroom units. All of the residents will have access to onsite amenities, including fitness centers, community centers and extensive outdoor space, such as the Farmington Canal Greenway.

Enclosed please find our application, a proposed Ordinance and a check for $350 for the filing fee. We are pleased to be a part of the effort of the City and the Board of Alders to provide quality affordable housing. Please let us know if you need any additional information and thank you for considering this application.

Sincerely,

Elm City Lofts, LLC

By: Joshua Greenblatt

Enclosures

cc: Arlevia Samuel. Director, Livable City Initiative
Mark Wilson, Manager of Neighborhood and Commercial Development
Catherine Schroeter, Deputy Director of Administrative Services
Albert Lucas, Director of Legislative Services
Carolyn W. Kone

12T7011.DOCX

TAB 2

Checklist for Aldermanic Submissions

CHECK LIST FOR ALDERMANIC SUBMISSIONS

x	Cover Letter
x	Resolutions/ Orders/ Ordinances
x	Prior Notification Form
x	Fiscal Impact Statement - Should include comprehensive budget
x	Supporting Documentation (if applicable)
x	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: **December 30, 2025**

Meeting Submitted For: **January 5, 2026**

Regular or Suspension Agenda: **Regular**

Submitted By: **Elm City Lofts, LLC**

Title of Legislation:

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS, LLC PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4

Comments:

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call 946-7670 with any questions.
jrodriguez@newhavenct.gov

12T7013.DOC

TAB 3

Fiscal Impact Statement

FISCAL IMPACT STATEMENT

DATE: December 30, 2025
FROM (Dept.): Elm City Lofts, LLC
CONTACT: Aaron Greenblatt **PHONE** 860-325-1730

SUBMISSION ITEM (Title of Legislation):

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose. NONE**

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel N/A				
1. Initial start up	…	…		
2. One-time	…	…		
3. Annual	…	…		
B. Non-personnel N/A	…	…		
1. Initial start up	…	…		
2. One-time	…	…		
3. Annual	…	…		

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO
YES X

1. One-time **$ (see below)**

2. Annual **$ (see below)**

1. **One-time Revenue: Permit fees for vertical construction, foundation and site work in amounts to be calculated.**
2. **Annual Revenue: Taxes (to be calculated) based on the current assessed values of 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue for two Grand List years followed by taxes of $450/unit times 240 units for the following Grand List year and then a 3% annual escalator of such taxes for each Grand List thereafter – total tax abatement period will be 17 years.**

TAB 4

Prior Notification Form

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alder): Troy Streater, Alder 21st Ward

DATE: December 30, 2025

FROM: Elm City Lofts, LLC

Person Aaron Greenblatt Telephone 860-325-1730

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

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4

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.

TAB 5

Proposed Ordinance

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

WHEREAS, the Elm City Lofts Project is a 240 unit multi-family affordable housing project; and

WHEREAS, the housing to be developed for the Elm City Lofts Project will be located in three buildings, one of which is a largely vacant and dilapidated 175,000 square foot historic mill building, which will be restored to its historic footprint and in accordance with the Secretary of the Interior's guidelines, and two of which will be newly constructed; and

WHEREAS, the Elm City Lofts Project will be located on two properties in the Newhallville Neighborhood, Shelton Avenue and 89 a/k/a 91 Shelton Avenue (the "Shelton Avenue Properties"), which will be environmentally remediated to allow housing to be located on the Shelton Avenue Properties; and

WHEREAS, the Elm City Lofts Project will provide a number of amenities to the residents of the Elm City Lofts Project, including community rooms, fitness centers, and extensive outdoor recreational space; and

WHEREAS, the Elm City Lofts Project will also border the Farmington Canal Greenway, providing an area for walking and bicycling for residents; and

WHEREAS, all of the residential units in the Elm City Lofts Project will be set aside for individuals and families whose income are at or below 60% of the Area Median Income ("AMI") of persons and families living in the New Haven/Meriden area, as established by the United States Department of Housing and Urban Development and a minimum of 20% of the units will be set aside for residents whose income is at or below 50% of the AMI; and

WHEREAS, there is a shortage of affordable rental units in New Haven, and the construction of the Elm City Lofts Project will create additional affordable housing units needed in the City; and

WHEREAS, Elm City Lofts, LLC (the "Applicant") will acquire the Shelton Avenue Properties; and

WHEREAS, the Applicant has applied to the Connecticut Housing Finance Authority for 4% Low Income Housing Tax Credits and to the Connecticut Department of Housing for loans to assist in the development of the Elm City Lofts Project; and

WHEREAS, the Applicant has also applied to the City of New Haven's Board of Alders (the "Board of Alders") for a tax abatement for 17 Grand List years under which the assessment for the Shelton Avenue Properties will be frozen for two years and thereafter the taxes to be paid will be in the amount of $450 per unit plus a 3% annual increase after the first year during the following fourteen (14) years under the City of New Haven's program for Tax Abatement for Low Income Multi-Family Developments (the "LISHTA Program") (the "Application"); and

WHEREAS, the Applicant has provided all of the information and materials required by the Board of Alders to make a determination regarding the Applicant's eligibility for the tax abatement requested; and

WHEREAS, the Applicant requires the tax abatement requested in the Application in order to develop the Elm City Lofts Project; and

WHEREAS, the tax abatement requested by the Applicant is similar to tax abatements granted by the Board of Alders for comparable projects; and

WHEREAS, the Board of Alders finds that the tax abatement requested by the Applicant will be used to (i) reduce rents below the levels which would be achieved in the absence of the abatement and to improve the quality and design of the Elm City Lofts Project, (ii) effect occupancy of the Elm City Lofts Project by persons and families of varying income levels and (iii) provide necessary related facilities and services for the Elm City Lofts Project; and

WHEREAS, the Board of Alders has the authority to grant the Application for a tax abatement pursuant to Conn. Gen. Stat. Sec. 8-215, the Annotated Charter of the City of New Haven Charter, Article IV, Section 6 and the City of New Haven Code of General Ordinances, Section 28-4.

NOW THEREFORE, BE IT ORDAINED that the Application for a tax abatement is hereby approved.

AND BE IT FURTHER ORDAINED that the City of New Haven (the "City") and the Applicant shall enter into a tax abatement agreement (the "Tax Abatement Agreement") which shall provide that the Affordable Unit Component will be entitled to a tax abatement for 15 consecutive Grand List years following a two year freeze of the assessments of the Shelton Avenue Properties and which Tax Abatement Agreement shall further provide that the taxes levied during the abatement period shall be $450 per housing unit, which amount shall be increased by 3% for each year subsequent to the first year of the abatement period.

AND BE IT FURTHER ORDAINED that the Tax Abatement Agreement shall also provide that the City will conduct an Annual Compliance Review of the Elm City Lofts Project regarding its compliance with the affordability requirements of the LISHTA program and related matters and that the Tax Abatement Agreement shall be filed on the land records of the City.

AND BE IT FURTHER ORDAINED that the Mayor of the City be and hereby is authorized to execute and deliver on behalf of the City the Tax Abatement Agreement together with such ancillary documents as may be necessary to implement the intent of this Ordinance and the City's LISHTA program.

TAB 6

Application

CITY OF NEW HAVEN APPLICATION FOR TAX ABATMEMENT FOR LOW INCOME, MULTI-FAMILY RESIDENTIAL DEVELOPMENTS

I. APPLICANT INFORMATION

A. APPLICATION DATE: December 30, 2025

B. APPLICANT NAME:Elm City Lofts, LLC

C. IF DIFFERENT, OWNER'S NAME:

D. PROJECT NAME: __Elm City Lofts _____

E. PROJECT ADDRESS(S): _____ ___71 and 89 a/k/a 91 Shelton Avenue

F. KEY CONTACT INFORMATION:

Name: _____ Aaron Greenblatt

Title: ___ _____ Manager

Address: c/o Vesta Corporation, 175 Powder Forest Drive, Weatogue, CT 06089

Phone Number: _ 860-325-1730 ___

Email: aaron@vestacorp.com

II. APPLICATION SUMMARY

A. Project Type:

☒ Renovation of Existing Structure

☒ New Construction

☒ Conversion of existing commercial, industrial or mixed income property

☐ Existing multi-family dwelling(s)

B. Total Number of Units: 240 Total Number of Buildings: 3

C. Total Number of Affordable Units: 240

D. Percentage of Affordable Units:___100%

E. Will Affordable Units be subsidized with federal or state or local rent subsidies, i.e. Project Based

Section 8, RAP, etc.? _____ Yes __X__No

If yes, provide documentation in Exhibit 12.

F. Description of the Property for which the tax exemption is sought, identified by metes and bounds, tax map block and lots and corresponding street address, including a surveyor plotting from the tax map;

71 Shelton Avenue M/B/P 284/0392/02700

89 a/k/a 91 Shelton Avenue M/B/P/284/0392/00101

Attached as Exhibit 13 are the legal descriptions for both parcels and a survey

G. A copy of the deed or lease as applicable. If the Property is not owned or leased at the time of application, the applicant shall provide a copy of the contract to purchase or the proposed form of lease.

Attached as Exhibit 4 is the first page (with a portion of the purchase price redacted) and the signature pages of the Purchase and Sale Agreement for the Properties. At closing for the acquisition of the Properties, the Buyer will assign its rights to the Properties to the Applicant.

III. PROJECT SUMMARY

A. Statement of the nature of the proposed project: low and moderate income housing, market rate residential, commercial, industrial, etc., and whether the Property is to be owned or leased. Attached as Exhibit 1 is the Project Summary. The Property is to be owned.

B. Proposed term or duration of the tax exemption is ____ 15 years or ___x__ 17 years (per Sec. II: Tax Abatement Agreements, Para. 3).

C. A detailed description of the improvements to be made to the Property, including approved site plans and, if appropriate, architectural drawings; See Project Summary behind Exhibit 1, and attached as Exhibit 14 are the architectural plans.

D. Estimate of the total cost of the project, including an estimate of construction costs, certified by a qualified architect, engineer, general contractor, or 3rd party construction estimator;

Total cost is over $121 million. See Exhibit 7 for the Permanent Sources and Uses Budget

E. Fiscal plan outlining the schedule of annual gross revenue or gross shelter rents, the estimated expenditures for operation and maintenance, interest, amortization of debt and all reserves.

Attached as Exhibit 8 is a 3 year pro forma

F. A construction schedule indicating a certain commencement date which must occur no later than one (1) years from the date of the application.

Construction will commence two weeks after all of the financing for the project is in place which is estimated to occur no later than December 31, 2026. Construction is anticipated to conclude two years after the start date.

G. Copies of all government approvals such as zoning, city plan, etc. granting the Project final site plan approval;

Zoning approvals have not yet been received.

H. Disclosure statements as to all parties, including principals, partners, parent and subsidiary companies, having any interest in the Property or the Project or any other Financial Agreements then in force and effect in which any of such parties have any interest;

Attached as Exhibit 15 is the Disclosure Statement

I. If new construction, conversion or significant renovation project, the Developer's good faith estimate of the number and type of temporary jobs to be created by the Project during

construction and the number and type of permanent jobs to be created by the Project within one year after construction is completed.

Approximately 380 jobs will be created during construction, and six full-time permanent jobs will be created within one year after construction is completed.

J. The Applicant for new construction, conversion or significant renovations projects shall also set forth the proposed Project Employment Plan of the Developer and a certification by the Developer that such plan complies with the City's employment policies;

All persons working on the project will be paid the New Haven Living Wage. Additionally, prevailing wages will be paid for the abatement work funded by the Connecticut Department of Economic and Community Development. The Applicant will comply with all requirements of the Connecticut Department of Housing ("DOH") and the Connecticut Housing Finance Authority ("CHFA") regarding affirmative action plans to ensure equal opportunity for minorities and female workers and will follow DOH and CHFA policies regarding using minority and women-owned subcontractors and suppliers. This plan complies with the City's employment policies.

K. Certification by the Developer that he/she confirms the accuracy of all information contained in the application and that the information is true and correct to the best of the Developer's knowledge. The certification shall contain the original signature of the Developer notarized or witnessed. In the case of a corporation, the Developer shall submit a notarized corporate resolution, with the seal of the corporation and the signature of the Secretary of the corporation, authorizing the signatory to bind the corporation or similar bona fide evidence of authorization. In the case of a partnership the Developer shall submit a copy of the partnership agreement, certified to be a full force and effect, authorizing the signatory to bind the partnership. In the case of a limited liability corporation or any other lawful business organization, the Developer shall submit other similar bona fide evidence of the signatory's authority; and

Attached as Exhibit 16 is the Certification of Developer. Attached as Exhibit 10 is the Resolutions.

L. Payment in full of the applicable application fee payable to the Controller. This fee is found in the New Haven Code of General Ordinances, Article XX: Section 17-201: Permit Licenses and User Fees.

The application fee is being paid with this application.

IV. REQUIRED DOCUMENTATION

A. Unless otherwise provided by the Applicant in response to previous requests for information in the application, the Applicant shall provide the City with the following information as part of request for a Tax Abatement. Additional information may be requested as deemed necessary by the Board of Alderman or the City for part of their review of the applicants request for tax abatement.

- ✓ 6 copies of application and all required documentation with tabs labeled with appropriate Exhibit identified.
- ✓ Exhibit 1: Project Summary Response.
- ✓ Exhibit 2: Organizational Documents including Certificate of Incorporation, Articles of Incorporation, etc.

- ✓ Exhibit 3: Certificate of Good Standing.
- ✓ Exhibit 4: Evidence of site control by the applicant (Deed, Option/Purchase Sale Agreement) if Applicant does not yet have ownership of the property.
- ✓ Exhibit 5: Copy of recorded Affordable or Restrictive Covenants, if applicable. The Applicant has not yet received the restrictive covenants to be recorded.
- ✓ Exhibit 6: Evidence that Property and all real estate owned by principal(s) are current on New Haven taxes.
- ✓ Exhibit 7: Development budget for new construction, conversion and significant renovations projects to include all sources, method and amount of money to be subscribed through public or private capital, to fund the construction of the Project, including the amount of stock or other securities to be issued therefore, or the extent of capital invested and the proprietary or ownership interest obtained in consideration therefore. Documentation of all commitment letters is required. See Exhibit 7 for budget and Conditional Commitment Letter from DECD.
- ✓ Exhibit 8: Three (3) year proforma assumptions for the development.
- □ Exhibit 9: If the applicant is requesting an abatement for a scattered site multifamily rental, than the Applicant must provide proforma, budget and tax information for each property that is requesting an abatement form and provide the Board of Alders and the City with a consolidated set of budget, proforma and financial information for the properties for which the abatements are being requested. – Not applicable
- ✓ Exhibit 10: Corporate resolution authorizing the Development to enter into a tax abatement agreement with the City of New Haven.
- □ Exhibit 11: Attach, any and all, letters of support.
- □ Exhibit 12: Documentation of any rental subsidies, if applicable. Not applicable

EXHIBIT 1

Project Summary

Exhibit 1- Project Summary Response: Elm City Lofts

Tax Abatement

Elm City Loftsm LLC is seeking a 17 year tax abatement which is to include the freezing of the assessments for the two parcels on which the Elm City Lofts Project will be located (71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue) for two years at its current rates of assessments and thereafter commencing on the third year of the tax abatement period, the assessment of taxes at the rate of $450 per unit, which taxes will be increased. by 3% each year. following the third year of the tax abatement period for the balance of the tax abatement period.

The Properties

71 and 89 a/k/a 91 Shelton Avenue are two parcels that were part of the Winchester Repeating Arms factory complex dating back to the early 1900s. 71 Shelton Avenue is currently vacant land. 89 a/k/a 91 Shelton Avenue has an existing 128,115 sf industrial building that was constructed in 1915, and which is a contributing structure to the Winchester Repeating Arms Company Historic District. The existing structure is now only partially occupied by commercial and other nonresidential tenants and is falling into disrepair. There has been significant environmental remediation of these sites, which will be consolidated, and further remediation will be performed.

The properties abut the Farmington Canal Greenway, which is part of New Haven's Greenways 2023 Initiative. The Project will work well with and be supportive of the City's plan to convert the portion of the abandoned Argyle Street, which runs east-west abutting the 71 Shelton Avenu's southern property line, into a pedestrian boulevard that will connect Shelton Avenue with the Greenway.

Project Description

This development will be transformational for the neighborhood and broader community. The proposed development plan for these sites is to remediate the remaining environmental issues, convert the existing industrial building to housing and construct two new buildings on the vacant parcel to build an affordable housing development consisting of 240 apartment homes with amenity space for its future residents.

The mill building will be rehabilitated to its original configuration and its windows will be restored in accordance with Federal Historic Building standards contained in the National Park Service Guidelines for contributing structures listed in federal Historic Districts in connection with the Applicant's application for federal and state historic tax credits. The mill building will contain 96 apartments on five floors, which will include studios, one bedroom units and two bedroom units. A community room and a fitness center will be located on the ground floor. One hundred and twenty-four (124) car parking spaces will be provided for this building.

Two new buildings will be constructed on the 71 Shelton Avenue parcel. One of the new buildings will be known as Lofts on The Avenue, which will front on Shelton Avenue and contain 60 units, including studios, one bedroom units and two bedroom apartments. This building will contain two ground floor retail spaces and will be set back from the street, which will permit outdoor seating and a gathering space. A community space and a fitness center will be located on the ground floor of Lofts on the Avenue. Eighty-two parking spaces will be provided for this building.

The other new building, which will be known as Lofts on the Greenway, will be located to the east of the first new building and adjacent to the Farmington Canal Greenway. This building will contain 84 units and will also include studios, one bedroom and two bedroom apartments. Lofts on the Greenway will similarly provide a community room and a fitness center as well as parking for 98 cars.

Substantial open space will be provided for residents of Elm City Lofts and may include a community plaza, a garden, a playground, a fire pit and/or a grill.

The rents for all 240 units in the Elm City Lofts Project will be set at levels affordable to residents whose income is at or below 60% of the Area Median Income ("AMI"). At minimum, 20% of the units will be set aside for residents whose income is at or below 50% of the AMI. Like many other cities across the country, New Haven is experiencing an affordable housing crisis. The City of New Haven and its residents have been vocal about addressing the needs of its local residents. In New Haven, about 57% of renter households and 26.6% of owner households earn less than 50% of the AMI totaling 23,859 households. These households often experience housing instability, may rely on housing assistance, and are typically spending a large percentage of their overall income on housing.

The Financing Plan

The development will be financed using 4% low-income housing tax credits and tax-exempt bonds issued by the Connecticut Housing Finance Authority Additional sources are proposed to include a second mortgage from the Connecticut Department of Housing, Brownfield funds from the Connecticut Department of Economic and Community Development, federal and state historic tax credits, and a deferred developer fee.

EXHIBIT 2

Certificate of Organization

Secretary of the State of Connecticut
Certificate of Organization

Domestic Limited Liability Company

Filing Details

Filing Number: 0014034728 Filed On: 12/8/2025 11:22:22 AM

Primary Details

Name of Limited Liability Company:	Elm City Lofts LLC
Business ALEI:	US-CT.BER:3336200
Business Email Address:	emily@vestacorp.com
NAICS Information:	Lessors of Residential Buildings and Dwellings (531110)

Business Location

Principal Office Address:	175 Powder Forest Drive, Weatogue, CT, 06089, United States
Mailing Address:	175 Powder Forest Drive, Weatogue, CT, 06089, United States

Appointment of Registered Agent

Type:	Individual
Agent's Name:	Aaron Greenblatt
Business Address:	175 Powder Forest Drive, Weatogue, CT, 06089, United States
Residence Address:	6 Colony Rd , West Hartford, CT, 06117-2214, United States
Mailing Address:	175 Powder Forest Drive, Weatogue, CT, 06089, United States

Agent Appointment Acceptance

Agent Signature: Aaron Greenblatt
This signature has been executed electronically

Manager or Member Information

Name	*Title*	*Business Address*	*Residence Address*

Secretary of the State of Connecticut
Certificate of Organization

Domestic Limited Liability Company

Aaron Greenblatt	Manager	175 Powder Forest Drive, Weatogue, CT, 06089, United States	6 Colony Rd, West Hartford, CT, 06117-2214, United States

Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: Aaron Greenblatt

Filer Name: Emily Magaw
Filer Signature: Emily Magaw
Execution Date: 12/08/2025
This signature has been executed electronically

EXHIBIT 3

Certificate of Legal Existence

Secretary of the State of Connecticut
Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Monday, December 08, 2025 1:20 PM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of organization for the below domestic limited liability company was filed in this office.

A certificate of dissolution has not been filed, and so far, as indicated by the records of this office, such limited liability company is in existence.

Business Details

Business Name	Elm City Lofts LLC
Business ALEI	US-CT.BER:3336200
Formation Date	12/08/2025

Secretary of the State

Business ALEI: US-CT.BER:3336200 Certificate Number: C-00190735

Note: To verify this certificate, visit Business.ct.gov

EXHIBIT 4

Purchase and Sale Agreement
(First and Last Pages)

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement ("Agreement") is made by and between **THE NEW HAVEN BUSINESS CENTER LLC**, a Connecticut limited liability company and **ZSY DEVELOPMENT, LLC**, a Connecticut limited liability company (collectively, "Seller"), and **ELM CITY 1915, LLC**, a Connecticut limited liability company and **VESTA CORPORATION**, a Connecticut corporation (collectively, "Buyer") or assigns.

In consideration of the mutual covenants and provisions herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

ARTICLE 1
DESCRIPTION OF PROPERTY

1.1 Purchase and Sale of Property. Seller hereby agrees to sell, assign, and convey to Buyer, and Buyer agrees to purchase from Seller, those certain parcels of real property situated in the Town of New Haven, County of New Haven and State of Connecticut, commonly known as 71 & 89 Shelton Avenue, New Haven, CT situated on 2.77 acre and 2.26 acres, respectively and more particularly described in Exhibit "A" attached hereto and incorporated by reference herein, (the "Land"), all improvements thereon, all appurtenances, pertaining thereto including all development rights allocable to the Land, and all rights, title and interest of Seller in and to any easements, adjacent streets, roads, or rights of way pertaining to the Land, are hereinafter collectively referred to as the "Property". With respect to personal property and furnishings, Seller shall remove all personal property from the Property prior to Closing.

ARTICLE 2
PURCHASE PRICE

2.1 Purchase Price. The total purchase price for the Property which Buyer agrees to pay to Seller shall be Ten Million Five Hundred Thousand and 00/100 Dollars ($10,500,000.00) ("Purchase Price"). Prior to Closing the parties shall use establish an allocation of the purchase price between the two parcels acceptable to both the Seller and Buyer.

2.2 Payment of Purchase Price. Buyer shall pay to Seller the Purchase Price as follows:

Initial Earnest Money (pursuant to Section 3.1(A)): [redacted]

Second Earnest Money Deposit (pursuant to Section 3.1(B)): [redacted]

Third Earnest Money Deposit (pursuant to Section 3.1(C)): [redacted]

Fourth Earnest Money Deposit (pursuant to Section 3.1(D)): [redacted]

Fifth Earnest Money Deposit (pursuant to Section 3.1(E)) [redacted]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year written below which last execution date shall be the Effective Date of this Agreement.

SELLER

NEW HAVEN BUSINESS CENTER LLC,
a Connecticut limited liability company

By: _____
Name: Schneur Katz
Its: Managing Member

Date: Nov 17, 2025

ZSY DEVELOPMENT LLC,
a Connecticut limited liability company

By: _____
Name: Schneur Katz
Its: Managing Member

Date: Nov 17, 2025

(signatures continue on page following)

BUYER

ELM CITY 1915 LLC,
a Connecticut limited liability company

By: _____
Name:
Its:

Date: _____

VESTA CORPORATION,
a Connecticut corporation

By: _____
Name: Aaron Greenblatt
Its: Executive Vice President

Date: 11/18/25

ESCROW AGENT

First American Title Insurance Company

By: _____
Name: Adam D. Lewis

Date: **November 26, 2025**

5456637

BUYER

ELM CITY 1915 LLC,
a Connecticut limited liability company

By: _____
Name: Joseph Vallone
Its:

Date: _____

EXHIBIT 5

Affordable and Restrictive Covenants

Exhibit 5 – Affordable or Restrictive Covenants

The proposed project plans to enter into an agreement with CHFA as part of the 4% LIHTC program. Affordability restrictions will be put on all 240 units, setting qualified income levels between 50% and 60% Area Median Income. Affordability restrictions will run with the project for 40 years.

EXHIBIT 6

Evidence Taxes are Current

City Of New Haven

City Of New Haven
165 CHURCH ST

NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2024-1-0017300 (REAL ESTATE)	Town Benefit	
Unique ID	284 0392 02700-LIEN	Elderly Benefit	
District/Flag			
Name	ZSY DEVELOPMENT LLC	Assessment	294,770
Care of/DBA		Exemption	0
Address		Net	294,770
Detail Information	71 SHELTON AV	Mill Rate	Town 39.40
Volume/Page	0/0		

Bill Information As of 12/23/2025

Installment	Due Date	Town	District	
Inst #1	07/01/2025	5,806.97		
Inst #2	01/01/2026	5,806.97		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		11,613.94		
Total Payments		5,854.97		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	24.00
Fee Due	0.00
Total Due Now	24.00
Balance Due	5,782.97

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
12/16/2025	PAY	24.00	0.00	0.00	0.00	24.00
11/25/2025	PAY	5,830.97	435.52	0.00	0.00	6,266.49
Total		5,854.97	435.52			6,290.49

***** Total payments made to taxes in** 2024	$0.00

Account info last updated on Dec 9, 2025

City Of New Haven

0 BILL(S) - $0.00

Home Shopping Cart Checkout

TAX BILLS

TAXPAYER INFORMATION

Bill #	2024-1-0023471 **(REAL ESTATE)**	Gross Assessment	5,612,460
Unique ID	352 1132 00100	Exemption	0
District		Net Assessment	5,612,460
Name	VESTA BEECHWOOD GARDENS LLC	Town Mill Rate	39.40
Care Of			
Address			
Property Location	600 WHALLEY AV		
MBL	352 1132 00100	Town Benefit	0.00
Volume & Page		Elderly Benefit (C)	0.00

BILL INFORMATION AS OF 12/09/2025

Installment	Due Date	Town	District	Other
#1	07/01/2025	$110,565.46	$0.00	
#2	01/01/2026	$110,565.46		
#3				
#4				
Adjustment		$0.00	**$0.00**	**$0.00**
Total		**$221,130.92**	**$0.00**	**$0.00**
Total payments as of 12/09/2025		**$110,565.46**		

Total Due	
Tax/Princ/Bint Due	$0.00
Interest Due	$0.00
Lien Due	$0.00
Fee Due	$0.00
Total Due Now	**$0.00**

PAY DATE	TYPE	TAX/PRINCIPAL	INTEREST	LIEN	FEE	TOTAL
07/31/2025	PAY	$110,565.46	$0.00	$0.00	$0.00	$110,565.46

Total Payments made to taxes in 2024: **$0.00**

This is not a tax form, contact your financial advisor for information regarding tax reporting.

Back To Search Result Download PDF View original tax bill View All Bills Print This Page

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City Of New Haven

City Of New Haven
165 CHURCH ST
NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2024-1-0631806 (REAL ESTATE)	Town Benefit	
Unique ID	284 0392 00101	Elderly Benefit	
District/Flag			
Name	NEW HAVEN BUSINESS CENTER LLC	Assessment	1,588,356
Care of/DBA		Exemption	0
Address		Net	1,588,356
Detail Information	89 SHELTON AV	Mill Rate	Town 39.40
Volume/Page			

Bill Information As of 12/23/2025

Installment	Due Date	Town	District	
Inst #1	07/01/2025	31,290.62		
Inst #2	01/01/2026	31,290.62		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		62,581.24		
Total Payments		31,290.62		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	0.00
Balance Due	31,290.62

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
07/28/2025	PAY	31,290.62	0.00	0.00	0.00	31,290.62
Total		31,290.62	0.00			31,290.62

***** Total payments made to taxes in** 2024	$0.00

EXHIBIT 7

Permanent Sources and Uses

Exhibit 7 Permanent Sources and Uses

Sources of Funds		
Mortgages	5.50%	21,597,500
Syndication Raise--LIHTC	$0.875	44,154,739
Historic Credits	$0.000	10,711,351
Soft 2nd (DOH)	0.00%	33,750,000
Brownfield Grant	0.00%	6,000,000
Deferred Dev. Fee	50.00%	3,482,781
CHFA Opp Funds	0%	1,000,000
Total Sources		**120,696,370**

Uses of Funds				Total
Acquisition			43,750/unit	10,500,000
SHPO Costs				5,000
Arch/Eng Consultants				3,153,600
Construction				70,080,000
Contingency				6,144,000
Non-Residential Construction				250,000
Constrxn Period Interest				4,217,285
Abatement				6,249,902
Constrxn Period Taxes				100,000
Constrxn Period Insurance				700,800
Constrxn Inspection		0.5%		381,120
Constrxn Oversight				-
Constrxn Period Utilities				
Real Estate Legal				300,000
Title & Recording	State:	CT		310,793
Accounting/ Cost Certification				25,000
Costs of Issuance		1.50%		766,779
LIHTC Application Fee	State:	CT		404,741
A/E Cost Review				15,000
3rd Party Compliance Audit				-
Physical Needs Assessment				7,500
Appraisal/Market Study				20,000
Environmental & Haz Materials				300,000
Survey				15,000
Investor Legal & Due Diligence				
Permanent Loan Orig. Fee		1.00%		613,423
MIP		0.00%		-
Soft Cost Contingency				175,000
Syndication Legal				
Bridge Loan Orig. & Interest				-
LOC Fees (Non-Construction Related)				-
Relocation			/Unit	-
Marketing & Rent-up				100,000
Working Capital (% of Loan less Res. & Rentup)			0.0%	-
Replacement Reserve			300 /Unit	
Operating Deficit (6 months)				1,801,236
Developer Fees	State:	CT		14,420,427
				121,056,000

CERTIFICATION OF ARCHITECT

I, Joseph V. Vallone, AIA, hereby certify that the estimates for the costs of the Elm City Lofts Project, including construction costs, as set forth in Exhibit 7 are based upon information to date including costs of previous similar projects and may change as a result of final plans, economic conditions and other similar matters when construction is undertaken and completed.

Joseph V. Vallone, A.I.A.

12T7097.DOCX

December 17, 2025

Justin Elicker
Mayor
City of New Haven
165 Church Street
New Haven, CT 06510

Sub: **Round 22 Brownfield Municipal Grant Application – Elm City Lofts Remediation Project**

Hon. Mayor Elicker:

Thank you for submitting an application to the Brownfield Municipal Grant Program for Round 22 funding administered by the Department of Economic and Community Development (DECD), Office of Brownfield Remediation and Development.

The City of New Haven has requested a $6,000,000 grant for the remediation activities including abatement, partial demolition and remediation at the 4.89-acre, privately and city-owned parcels located at 71 and 91 Shelton Ave, New Haven in partnership with Vesta Corporation. The project will include adaptive reuse of the former laboratory building at 91 Shelton Ave. Along with construction of two new residential buildings the redeveloped properties will include 236 units of affordable multifamily housing at or below 60% of the Area Median Income (AMI) with 43 of those units restricted at or below 50% AMI.

The application has scored moderately well and has many merits including the proximity to public transit and supply of affordable housing. However, the project is still not shovel-ready in terms of local site plan approval of redevelopment plans. Additionally, it is DECD's understanding that the project has yet to secure Connecticut Housing Finance Authority (CHFA) Low-Income Housing Tax Credits (LIHTC) and Department of Housing (DOH) funds, Community Investment Fund (CIF), State Historic Preservation Office (SHPO) historic tax credits, and/or other public funding sources listed in its Capital Stack.

Due to the above reasons, DECD will provide a **conditional grant commitment for $6,000,000**. This commitment letter will be converted to a firm award when the project team provides sufficient demonstration of the following conditions:

- Local site plan approval for zone changes from Heavy Industrial (IH) to a PDD (Planned Development District
- Application to and confirmation of 4% LIHTC, DOH, CIF and SHPO funds or identification of alternate sources of public funding
- Confirmation of availability of the full capital stack to complete the envisioned remediation and redevelopment project

This conditional offer from DECD will expire on **December 31, 2026**.

Our staff will be available to you and your staff throughout the duration of the project. If you have any questions regarding this offer, please contact Binu Chandy, the OBRD Director at 860-500-2454 or binu.chandy@ct.gov.

Sincerely,

Daniel H. O'Keefe
Commissioner

Matthew Pugliese
Deputy Commissioner

Cc: Binu Chandy, Director, OBRD

EXHIBIT 8

Three Year Pro Forma

New Haven, CT 240 Units	Year 1	Year 2	Year 3
Rental Revenue	3,974,373	4,053,860	4,134,937
Laundry and Vending Revenue	-	-	-
Other Income	28,800	29,376	29,964
Cell Tower Revenue	-	-	-
Total Revenue	**4,003,173**	**4,083,236**	**4,164,901**
Vacancies / Economic Loss	(200,159)	(204,162)	(208,245)
Effective Gross Income	**3,803,014**	**3,879,074**	**3,956,656**
Total Operating Expenses	2,169,751	2,234,843	2,301,889
Replacement Reserve	96,000	98,880	101,846
Total Expenses	2,265,751	2,333,723	2,403,735
Net Operating Income	**1,537,263**	**1,545,351**	**1,552,921**
Debt Service including MIP	(1,336,722)	(1,336,722)	(1,336,722)
Net Cashflow	**200,541**	**208,629**	**216,199**
Debt Service Coverage Ratio	1.15	1.16	1.16
Asset Management Fee	(5,000)	(5,150)	(5,305)
Deferred Developer Fee	(146,656)	(152,609)	(158,171)
DOH Soft Loan Payment	(48,885)	(50,870)	(52,724)
Cash Flow	-	-	-

Income Trending:	2.0%
Other Income Trending:	2.0%
Expenses Trending:	3.0%
RFR Trending:	3.0%

EXHIBIT 10

Resolutions

RESOLUTIONS OF MEMBERS
OF
ELM CITY LOFS, LLC

December 5, 2025

The undersigned, being the Members of ELM CITY LOFTS, LLC, a limited liability company organized and existing under the laws of the State of Connecticut (the "Company"), do hereby consent to and take the following actions:

WHEREAS, the Company will be the owner and developer of a property located at 71 & 91 Shelton Avenue, New Haven, Connecticut (the "Property").

WHEREAS, the Company intends to develop on the Property two hundred forty (240) affordable residential rental units (the "Development").

WHEREAS, in connection with the Development, the Company intends to apply to the City of New Haven for a tax abatement on the Property (the "Tax Abatement").

NOW THEREFORE, the Members, on their own behalf and on behalf of the Company, hereby consent to the following resolutions:

RESOLVED, that the Company is hereby authorized and empowered to apply to the City of New Haven for the Tax Abatement, and to enter into any and all documents necessary to effectuate the Tax Abatement upon such terms and conditions as are required by the City of New Haven, and to execute such documents and deliver such documents as may be requested by the City of New Haven to consummate the Tax Abatement (the "Tax Abatement Documents").

RESOLVED, that the Company is hereby authorized and empowered to do any and all other acts and things that may be necessary or incidental to perform any transaction authorized by the resolutions herein, or that may be designed or intended to carry out the purpose of these resolutions.

RESOLVED, that the Company hereby authorizes Aaron Greenblatt, as Authorized Signatory of the Company, to enter into the Tax Abatement Documents on behalf of the Company, and to execute any and all documentation necessary to effectuate the transactions as contemplated by these resolutions.

RESOLVED, that any actions of the Company which would have been authorized by the resolutions contained herein, except that such acts were taken prior to the adoption of such resolutions, are hereby ratified, confirmed, approved and adopted as the actions of the Company.

These Resolutions may be executed in multiple counterparts, each of which so executed and delivered is original, and such counterparts together shall constitute the same instrument.

The undersigned further certifies that the foregoing powers and authorizations are not in conflict with any agreements to which the Company is a party.

[Signature page follows]

[Signature page of Resolutions of Members]

IN WITNESS REOF, the undersigned members have executed this Resolution as of the date set forth above.

MEMBERS:

VALLONE VENTURES, LLC

Joseph Vallone
Managing Member

VESTA PFD PARTNERS, LLC

Aaron Greenblatt
Secretary of Managing Member

[Signature page of Resolutions of Members]

IN WITNESS WHEREOF, the undersigned members have executed this Resolution as of the date set forth above.

MEMBERS:

VALLONE VENTURES, LLC

By:_____
Joseph Vallone
Managing Member

VESTA PFD PARTNERS, LLC

By:_____
Aaron Greenblatt
Secretary of Managing Member

EXHIBIT 13

Legal Descriptions and Survey

EXHIBIT 13

LEGAL DESCRIPTION

Lot 1 – 89-91 Shelton Avenue

All that certain parcel of land, with buildings and improvements thereon, situated in the city of New Haven, county of New Haven and state of Connecticut, being more particularly bounded and described as follows

PARCEL ONE INTENTIONALLY OMITTED

PARCEL TWO
COMMENCING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL ONE S 14'46'53'W 1D2.23 FEET ALONG THE EASTERLY STREET LINE OF SHEL TON AVENUE TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL TWO.
THENCE S 75'05"34'E, 67.87 FEET TO A POINT; THENCE N 14'56'54'E 1.11 FEET TO A POINT 0.7 FEET SOUTHERLY OF AN EXISTING BUILDING;
THENCE S 75'09'57'E, 275.07 FEET ALONG SAID BUILDING AND PARALLEL 0.7 FEET;
THENCE N 14"54'57 E, 3.30 FEET TO A POINT; THENCE S 75'13'4B'E, 122.36 FEET TO A POINT; THENCE S14'38 \I9'W, 31.67 FEET TO A POINT, THENCE S 75'13'48'E, 248.11 FEET TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AT LAND NOW OR FORMERLY THE CITY OF NEW HAVEN, WITH THE LAST SEVEN COURSES ALONG LAND OF GIANOTTI, LLC.
THENCE S 18'28'30'E, 360.00 FEET ALONG LAND OF THE CITY OF NEW HAVEN TO A POINT AT LAND NOW OR FORMERLY OLIN CORPORATION;
THENCE S 78'45'46'W, 25.20 FEET TO A POINT; THENCE N 18"28'30'W, 70.00 FEET ALONG LAND OF THE OLIN CORPORATION TO A POINT AT LAND OF THE CITY OF HAVEN;
THENCE N 18°28'30" W, 176.81 FEET TO A POINT; THENCE N 75"11 '35'W, 752.92 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL ON THE EASTERLY STREET LINE OF THE SHELTON AVENUE WITH THE LAST TWO COURSES ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;
THENCE N 14'46'53'E, 132.96 FEET ALONG THE EASTERLY STREET LINE OF SHELTON AVENUE TO THE POINT AND PLACE OF THE BEGINNING;
SAID PARCEL TWO CONTAINS 98,512 SQUARE FEET OR 2.262 ACRES AS SHOWN ON A MAP ENTITLED 'BOUNDARY SURVEY PREPARED FOR CREATIVE REALTY DEVELOPMENT, LLC, 89-91 SHEL TON AVENUE, NEW HAVEN, CONNECTICUT, SCALE 1 "- 40', DATE: JUNE 2007, LAST REVISED: JUNE 18, 2007" PREPARED BY AL ENGINEERS, INC., WHICH MAP IS ON FILE IN THE NEW HAVEN TOWN CLERKS OFFICE AS MAP 59-54.

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Lot 2 -- 71 Shelton Avnue

All that certain piece or parcel of land, with all the buildings and improvements thereon, situated in the City of New Haven, County of New Haven, and State of Connecticut, known as No. 71 Shelton Avenue, and bounded as follows:

Beginning at the point in the easterly line of Shelton Avenue being the point of intersection of the southerly boundary of the premises herein described and the northerly boundary of land now or formerly of the Olin Corporation;

Thence running North 14 degrees, 39 minutes, 26 seconds East along the easterly line of Shelton Avenue, 149.81 feet, to land now or formerly of the Olin Corporation described in the deed from

5456637

United Nuclear Corporation, dated February 7, 1977 and recorded in Volume 2623, Page 207 of the New Haven land records;

Thence running South 75 degrees, 19 minutes, 04 seconds East along land now or formerly of the Olin Corporation, 386.96 feet and along land to have been conveyed to the Olin Corporation, 365.96 feet, to a point;

Thence running South 18 degrees, 35 minutes, 54 seconds East along land now or formerly of the United Nuclear Corporation to have been conveyed to the Olin Corporation, 176.81 feet to land now or formerly of the Olin Corporation;

Thence, running westerly along land now or formerly of the Olin Corporation by the following courses and distances:

North 83 degrees, 08 minutes, 54 seconds West, 32.37 feet;
North 75 degrees, 19 minutes, 26 seconds West, 369.22 feet;
North 31 degrees, 00 minutes, 51 seconds West 3.77 feet;
North 76 degrees, 15 minutes, 27 seconds West, 17.98 feet;
South 83 degrees, 15 minutes, 25 seconds West, 5.95 feet;
North 75 degrees, 27 minutes, 46 seconds West, 29.96 feet;
North 14 degrees, 49 minutes, 37 seconds East, 8.80 feet;
North 75 degrees, 10 minutes, 23 seconds West, 39.79 feet;
South 14 degrees, *49* minutes, 37 seconds West 8.80 feet;
North 75 degrees, 26 minutes, 38 seconds West, 66.28 feet;
North *14* degrees, 52 minutes, 13 seconds East, *9.09* feet;
North 75 degrees, 07 minutes, 47 seconds West, 40.74 feet;
South 14 degrees, *52* minutes, 13 seconds West 9.09 feet;
North 75 degrees, 16 minutes, 14 seconds West, 20.39 feet;
North 69 degrees, 05 minutes, 54 seconds West, 9.49 feet;
North 69 degrees, 47 minutes, 54 seconds West, 11.22 feet; and
North 75 degrees, 16 minutes, 29 seconds West, 203.91 feet to the Point and place of beginning.

Said premise are shown on a map entitled "Proposed Subdivision of United Nuclear Corporation, New Haven, Conn., dated May 1961, revised to February 22, 1978 as Parcel C on said map, containing 2.77 acres, more or less.

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Both lots are depicted in the attached survey.

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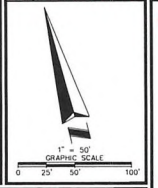
6Diic | VICINITY MAP

6Diic | NORTH ARROW & SCALE



5Ciii | OBSERVED POTENTIAL ENCROACHMENTS

- (X) CONCRETE PAD CROSSES INTO SUBJECT PROPERTY BY AT MOST 1.7'
- (X) CONCRETE WALL CROSSES INTO ADJOINING PROPERTY BY AT MOST 0.4'
- (X) BUILDING CROSSES INTO ADJOINING PROPERTY BY AT MOST 0.5'
- (X) EDGE OF ASPHALT CROSSES INTO ADJOINING PROPERTY BY AT MOST 12.1'
- (X) GATE CROSSES INTO SUBJECT PROPERTY BY AT MOST 2.5'
- (X) END OF DOOR IN FENCE CROSSES INTO RIGHT-OF-WAY BY AT MOST 0.7'

3 | FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0900B4 0433 K (MAP NO. 09009C0433G), WHICH BEARS AN EFFECTIVE DATE OF 05/16/2010; AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid | LEGEND AND ABBREVIATIONS

- CONCRETE SURFACE
- NO PARKING AREA
- HANDICAP PARKING
- X PS PARKING SPACE
- (R) PER TITLE DESCRIPTION
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (P1) PER MAP BOOK 59, PAGE 54
- (P2) PER MAP BOOK 63, PAGE 98
- SQ.FT. SQUARE FEET
- BW BARBED WIRE
- CLF CHAINLINK FENCE
- CW CONCRETE WALL
- FMON 6"x6" CONCRETE MONUMENT W/ DISK
- FMS FOUND MERESTONE
- GR GUARD RAIL
- MNS MAG NAIL SET W/ DISK "ASM"
- WRF WOOD RAIL FENCE
- DHU OVERHEAD UTILITY LINE
- CLF CHAIN LINK FENCE
- WRF WOOD RAIL FENCE
- UNKNOWN UTILITY LINE
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- SIGN
- BOLLARD
- BIKE RACK
- MAILBOX
- UTILITY POLE
- ELECTRIC BOXES/STRUCTURES
- ELECTRIC TRANSFORMER
- AIR CONDITIONER
- GRATE TOP STORM INLET
- DRAIN GRATE
- SANITARY MANHOLE
- CLEANOUT
- STORM MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- MONITORING WELL
- WATER VALVE
- GAS VALVE
- GAS METER

6Cvii | PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

(12) TERMS AND CONDITIONS SET FORTH IN A LEASE AS EVIDENCED BY A MEMORANDUM OF LEASE BETWEEN NEW HAVEN BUSINESS CENTER LLC, AS LANDLORD AND OMNIPOINT COMMUNICATIONS, INC., AS TENANT DATED NOVEMBER 7, 2005 AND RECORDED JANUARY 6, 2006 IN VOLUME 7407, PAGE 165; AS ASSIGNED BY A MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE FROM THE NEW HAVEN BUSINESS CENTER, LLC TO WIRELESS CAPITAL PARTNERS, LLC DATED MAY 5, 2008 AND RECORDED MAY 12, 2008 IN VOLUME 8204, PAGE 192; AND AS APPEARS TO BE RE-RECORDED DATED FEBRUARY 9, 2012 AND RECORDED MARCH 19, 2021 IN VOLUME 8805, PAGE 57; AND AS APPEARS TO BE RE-RECORDED DATED FEBRUARY 24, 2012 AND RECORDED MARCH 19, 2012 IN VOLUME 8805, PAGE 72; AS ASSIGNED BY A MEMORANDUM OF ASSIGNMENT FROM WIRELESS CAPITAL PARTNERS, LLC TO WCP WIRELESS LEASE SUBSIDIARY, LLC DATED JULY 21, 2010 AND RECORDED NOVEMBER 17, 2010 IN VOLUME 8622, PAGE 106; AS ASSIGNED BY AN ASSIGNMENT FROM WIRELESS CAPITAL PARTNERS, LLC TO WNTHORPE CAPITAL, LLC DATED FEBRUARY 9, 2012 AND RECORDED MARCH 19, 2012 IN VOLUME 8805, PAGE 63 (NOTE: ASSIGNMENT APPEARS TO COME FROM INCORRECT ASSIGNOR PER PRIOR RECORDED DOCUMENT SHOWN); AS FURTHER ASSIGNED FROM WIRELESS CAPITAL PARTNERS, LLC TO WIRELESS REVENUE PROPERTIES, LLC DATED FEBRUARY 24, 2012 AND RECORDED MARCH 19, 2021 IN VOLUME 8805, PAGE 80; (NOTE: ASSIGNMENT APPEARS TO COME FROM INCORRECT ASSIGNOR PER PRIOR RECORDED DOCUMENT SHOWN); AS SUBORDINATE BY SUBORDINATION AGREEMENT BY WIRELESS CAPITAL PARTNERS, LLC DATED DECEMBER 4, 2008 AND RECORDED MARCH 3, 2009 IN VOLUME 8350, PAGE 256 AND BY SUBORDINATION AGREEMENT BY OMNIPOINT COMMUNICATIONS, INC. DATED FEBRUARY 10, 2009 AND RECORDED MARCH 3, 2009 IN VOLUME 8350, PAGE 263; AS FURTHER SUBORDINATE BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT DATED MAY 28, 2010 BETWEEN HABIB AMERICAN BANK, NEW HAVEN BUSINESS CENTER, LLC AND WCP WIRELESS LEASE SUBSIDIARY, LLC (AS SUCCESSOR IN INTEREST TO WIRELESS CAPITAL PARTNERS, LLC) AND RECORDED IN VOLUME 8589, PAGE 301; AS FURTHER SUBORDINATE BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN HABIB AMERICAN BANK, THE NEW HAVEN BUSINESS CENTER, LLC AND NEL'TEL II W3, LLC FKA WCP III, LLC DATED JUNE 8, 2016 AND RECORDED JUNE 9, 2016 IN VOLUME 9427, PAGE 327 AND AS FURTHER SUBORDINATE BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN HABIB AMERICAN BANK, THE NEW HAVEN BUSINESS CENTER, LLC AND T-MOBILE NORTHEAST, LLC AS SUCCESSOR IN INTEREST TO OMNIPOINT COMMUNICATIONS, INC. DATED JUNE 8, 2016 RECORDED JUNE 9, 2016 IN VOLUME 9427, PAGE 334 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

5Ei "SCHEDULE B - SECTION 2" ITEMS CONTINUED

(13) MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT BETWEEN THE NEW HAVEN BUSINESS CENTER, LLC AS LESSOR, AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, AS LESSEE, DATED MARCH 17, 2014 AND RECORDED IN VOLUME 9126, PAGE 339; AS AFFECTED BY THAT CERTAIN MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE AGREEMENT WHEREIN THE NEW HAVEN BUSINESS CENTER, LLC ASSIGNS ITS INTEREST AS LANDLORD TO WCP III, LLC DATED JUNE 4, 2015 AND RECORDED JULY 1, 2015 IN VOLUME 9300, PAGE 297; AS SUBORDINATE BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN HABIB AMERICAN BANK, THE NEW HAVEN BUSINESS CENTER, LLC AND NEL'TEL II W3, LLC FKA WCP III, LLC DATED JUNE 8, 2016 AND RECORDED JUNE 9, 2016 IN VOLUME 9427, PAGE 341; AS FURTHER SUBORDINATE BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN THE NEW HAVEN BUSINESS CENTER, LLC, CELLCO PARTNERSHIP DBA VERIZON WIRELESS AND HABIB AMERICAN BANK DATED JUN 8, 2016 AND RECORDED JUNE 9, 2016 IN VOLUME 9428, PAGE 1; AS AFFECTED BY NON-DISTURBANCE AGREEMENT DATED MARCH 24, 2014 AND RECORDED OCTOBER 19, 2015 IN VOLUME 9337, PAGE 311 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

(14) VARIANCE RECORDED AUGUST 30, 1988 IN VOLUME 3956, PAGE 335 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 1) (AFFECTS: NOTHING TO PLOT.)

(15) LAND DISPOSITION AGREEMENT BETWEEN CITY OF NEW HAVEN AND 257 DEVELOPMENT LLC DATED MAY 29, 2007 AND RECORDED IN VOLUME 8043, PAGE 1; AS AFFECTED BY CERTIFICATE OF COMPLETION DATED AUGUST 5, 2021 AND RECORDED IN VOLUME 10224, PAGE 219 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 1) (AFFECTS: NOTHING TO PLOT.)

(16) TERMS AND CONDITIONS SET FORTH IN A REVOCABLE, NON-EXCLUSIVE, NON-ASSIGNABLE LICENSE AGREEMENT BETWEEN RENAISSANCE I LLC AS LICENSOR AND 257 DEVELOPMENT LLC AS LICENSEE DATED NOVEMBER 25, 2009 AND RECORDED DECEMBER 22, 2009 IN VOLUME 8481, PAGE 125; REFER TO NOTICE OF GROUND LEASE DATED DECEMBER 9, 1993 AND RECORDED IN VOLUME 4680, PAGE 24; AS AMENDED BY AMENDED NOTICE OF GROUND LEASE DATED DECEMBER 17, 2008 AND RECORDED DECEMBER 18, 2008 IN VOLUME 8350, PAGE 204 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 1) (AFFECTS: LICENSE TO USE A PORTION OF FORMER ARGYLE STREET FOR INGRESS AND EGRESS TO AND FROM WINCHESTER AVENUE.)

(17) NEW HAVEN CITY PLAN COMMISSION SITE PLAN DATED SEPTEMBER 18, 2019 AND RECORDED IN VOLUME 9911, PAGE 26 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 1) (AFFECTS: NOTHING TO PLOT.)

(18) EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RIGHTS OF WAY, RESTRICTIONS, TERMS AND PROVISIONS SET FORTH IN A QUITCLAIM DEED FROM OLIN CORPORATION TO THE SHELTON AVENUE LOFTS, LLC DATED MARCH 3, 2005 AND RECORDED MARCH 10, 2005 IN VOLUME 7118, PAGE 334 OF THE NEW HAVEN LAND RECORDS; AS TO AFFIDAVIT OF FACTS DATED DECEMBER 5, 2008 AND RECORDED IN VOLUME 8350, PAGE 268; AS SUBORDINATED BY AGREEMENT DATED DECEMBER 16, 2008 AND RECORDED IN VOLUME 8350, PAGE 274 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: BLANKET IN NATURE. NOTHING TO PLOT.)

(19) SITE PLAN REVIEW DATED JANUARY 18, 2006 AND RECORDED IN VOLUME 7475, PAGE 157 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

(20) ADVISORY ACTION DATED MAY 17, 2006 AND RECORDED IN VOLUME 7642, PAGE 227 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

(21) SPECIAL EXCEPTION DATED DECEMBER 26, 2006 AND RECORDED IN VOLUME 7938, PAGE 86 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

5Ei "SCHEDULE B - SECTION 2" ITEMS CONTINUED

(22) USE VARIANCE DATED NOVEMBER 30, 2007 AND RECORDED IN VOLUME 8137, PAGE 118 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

(23) COMMISSION ACTION DATED FEBRUARY 18, 2009 AND RECORDED IN VOLUME 8348, PAGE 60 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

(24) CONDITIONS, RIGHTS AND AGREEMENTS SET FORTH IN AN AGREEMENT AND GRANT BETWEEN SALVATORE A. MIRANDO, WILLIAM K. ASHTON AND OLIN CORPORATION RECORDED JUNE 16, 1981 IN VOLUME 2915, PAGE 63; AS AFFECTED BY STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL DATED NOVEMBER 7, 2007 AND RECORDED IN VOLUME 8428, PAGE 100 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2 AND TRACT 3) (AFFECTS: NOTHING TO PLOT.)

(25) DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT DATED MARCH 3, 2008 AND RECORDED IN VOLUME 8350, PAGE 209 OF THE NEW HAVEN LAND RECORDS. AS SUBORDINATED BY SUBORDINATION AGREEMENT BY WIRELESS CAPITAL PARTNERS, LLC DATED DECEMBER 4, 2008 AND RECORDED MARCH 3, 2009 IN VOLUME 8350, PAGE 256 AND BY SUBORDINATION AGREEMENT BY OMNIPOINT COMMUNICATIONS, INC. DATED FEBRUARY 10, 2009 AND RECORDED MARCH 3, 2009 IN VOLUME 8350, PAGE 263; AS AFFECTED BY STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL DATED NOVEMBER 7, 2007 AND RECORDED IN VOLUME 8428, PAGE 100. (AS TO TRACT 2) (AFFECTS: BLANKET IN NATURE. NOTHING TO PLOT.)

(26) DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT DATED MARCH 3, 2008 AND RECORDED IN VOLUME 8350, PAGE 222 OF THE NEW HAVEN LAND RECORDS AS SUBORDINATED BY SUBORDINATION AGREEMENT BY WIRELESS CAPITAL PARTNERS, LLC DATED DECEMBER 4, 2008 AND RECORDED MARCH 3, 2009 IN VOLUME 8350, PAGE 256 AND BY SUBORDINATION AGREEMENT BY OMNIPOINT COMMUNICATIONS, INC. DATED FEBRUARY 10, 2009 AND RECORDED MARCH 3, 2009 IN VOLUME 8350, PAGE 263 ; AS AFFECTED BY STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL DATED NOVEMBER 7, 2007 AND RECORDED IN VOLUME 8428, PAGE 100 OF THE NEW HAVEN LAND RECORDS.(AS TO TRACT 2) (AFFECTS: BLANKET IN NATURE. NOTHING TO PLOT.)

(27) NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT DATED MAY 21, 2014 AND RECORDED IN VOLUME 9149, PAGE 218 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

(28) RIGHTS, EASEMENTS, AGREEMENTS AND CONDITIONS SET FORTH IN A DEED DATED MAY 31, 1961 AND RECORDED IN VOLUME 2088, PAGE 477; REFER TO APPROVAL DATED NOVEMBER 7, 2007 AND RECORDED IN VOLUME 8428, PAGE 100 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2 AND TRACT 3) (AFFECTS: BLANKET IN NATURE, NOTHING TO PLOT.)

(29) NOTES AND CONDITIONS AS SHOWN ON THE MAPS REFERENCED IN SCHEDULE A. (AS TO ALL PARCELS) (MAP 59-54 AFFECTS. NOTHING TO PLOT. MAP FOR TRACT 1 NOT YET PROVIDED.)

(30) NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT DATED FEBRUARY 17, 2021 AND RECORDED IN VOLUME 10151, PAGE 42 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

(31) NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT DATED APRIL 18, 2018 AND RECORDED IN VOLUME 9709, PAGE 20 OF THE NEW HAVEN LAND RECORDS. (AS TO TRACT 2) (AFFECTS: NOTHING TO PLOT.)

6Bi | TITLE DESCRIPTION CONTINUED

THENCE S 18°28'01", 360.00 FEET ALONG LAND OF THE CITY OF NEW HAVEN TO A POINT AT LAND NOW OR FORMERLY OLIN CORPORATION;

THENCE S 78°45'46"W, 25.20 FEET TO A POINT; THENCE N 18°28'30"W, 70.00 FEET ALONG LAND OF THE OLIN CORPORATION TO A POINT AT LAND OF THE CITY OF HAVEN;

THENCE N 18°28'30" W, 176.81 FEET TO A POINT; THENCE N 75°11'35"W, 752.92 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL ON THE EASTERLY STREET LINE OF THE SHELTON AVENUE WITH THE LAST TWO COURSES ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;

THENCE N 14°46'53.E, 132.96 FEET ALONG THE EASTERLY STREET LINE OF SHELTON AVENUE TO THE POINT AND PLACE OF THE BEGINNING;

SAID PARCEL TWO CONTAINS 98,512 SQUARE FEET OR 2.262 ACRES AS SHOWN ON A MAP ENTITLED BOUNDARY SURVEY PREPARED FOR CREATIVE REALTY DEVELOPMENT, LLC, 89-91 SHELTON AVENUE, NEW HAVEN, CONNECTICUT, SCALE 1" = 40', DATE: JUNE 2007, LAST REVISED: JUNE 18, 2007" PREPARED BY AL ENGINEERS, INC., WHICH MAP IS ON FILE IN THE NEW HAVEN TOWN CLERK'S OFFICE AS MAP 59-54.

AS TO TRACT 3: INTENTIONALLY OMITTED

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(C)	S75°13'03"E	67.31'
L1(R)	S75°05'34"E	67.87'
L2(C)	N14°49'25"E	1.11'
L2(R)	N14°56'54"E	1.11'
L3(C)	N14°47'28"E	3.30'
L3(R)	N14°54'57"E	3.30'
L4(C)	S75°21'17"E	122.36'
L4(R)	S75°13'48"E	122.36'
L5(C)	S14°30'40"W	31.67'
L5(R)	S14°38'09"W	31.67'
L6(C)	S78°38'17"W	25.20'
L6(R)	S78°45'46"W	25.20'
L7(C)	N18°36'12"W	70.00'
L7(R)	N18°28'30"W	70.00'
L8(R)	N83°08'54"W	32.37'
L9(R)	N31°00'51"W	3.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10(R)	N76°15'27"W	17.98'
L11(R)	S83°15'25"W	5.95'
L12(C)	N75°27'46"W	29.96'
L13(C)	N14°49'12"E	8.80'
L13(R)	N14°49'37"E	8.80'
L14(C)	N75°10'48"W	39.79'
L14(R)	N75°10'23"E	39.79'
L15(C)	S14°49'12"W	8.80'
L15(R)	S14°49'37"W	8.80'
L16(R)	N75°26'38"W	66.28'
L17(R)	N14°52'13"E	9.09'
L18(R)	N75°07'47"W	40.74'
L19(R)	S14°52'13"W	9.09'
L20(R)	N75°16'14"W	20.39'
L21(C)	N69°28'39"W	20.71'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22(C)	N75°16'29"W	203.99'
L22(R)	N75°16'29"W	203.91'
L23(C)	N14°38'32"E	282.77'
L24(C)	N14°38'32"E	149.81'
L24(R)	N14°39'26"E	149.81'
L25(R)	N69°05'54"W	9.49'
L26(R)	N69°47'54"W	11.22'
L27(C)	N14°38'32"E	132.96'
L27(R)	N14°46'53"E	132.96'
L28(C)	N14°40'32"E	102.23'
L28(P1)	N14°46'53"E	102.18'
L29(C)	N14°40'32"E	96.70'
L29(P1)	N14°46'53"E	96.70'
L30(C)	S75°26'36"E	70.00'
L30(P1)	S75°13'07"E	70.00'
L31(M)	N14°38'57"E	50.00'
L32(M)	S75°26'36"E	70.00'
L33(C)	N14°40'32"E	50.00'
L34(C)	N14°38'57"E	18.36'
L34(P2)	N14°45'28"E	18.36'
L35(C)	N14°59'16"E	25.00'
L35(P2)	N14°45'28"E	25.00'
L36(M)	N75°16'24"W	70.00'
L36(P2)	N75°14'32"W	70.00'

6Bxii | TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: NACS22-316CT, HAVING AN EFFECTIVE DATE OF NACS22-316CT.

SHEET 1 OF 1

6Bi | TITLE DESCRIPTION

AS TO TRACT 1:

ALL THAT CERTAIN PIECE OF PARCEL OF LAND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, KNOWN AS NO. 71 SHELTON AVENUE, AND BOUNDED AS FOLLOWS:

BEGINNING AT THE POINT IN THE EASTERLY LINE OF SHELTON AVENUE BEING THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF THE PREMISES HEREIN DESCRIBED AND THE NORTHERLY BOUNDARY OF LAND NOW OR FORMERLY OF THE OLIN CORPORATION;

THENCE RUNNING NORTH 14 DEGREES, 39 MINUTES, 26 SECONDS EAST ALONG THE EASTERLY LINE OF SHELTON AVENUE, 149.81 FEET TO LAND NOW OR FORMERLY OF THE OLIN CORPORATION DESCRIBED IN THE DEED FROM UNITED NUCLEAR CORPORATION, DATED FEBRUARY 7, 1977 AND RECORDED IN VOLUME 2623, PAGE 207 OF THE NEW HAVEN LAND RECORDS;

THENCE RUNNING SOUTH 75 DEGREES, 19 MINUTES, 04 SECONDS EAST ALONG LAND NOW OR FORMERLY OF THE OLIN CORPORATION, 386.96 FEET AND ALONG LAND TO HAVE BEEN CONVEYED TO THE OLIN CORPORATIONS, 365.96 FEET, TO A POINT;

THENCE RUNNING SOUTH 18 DEGREES, 35 MINUTES, 54 SECONDS EAST ALONG LAND NOW OR FORMERLY OF THE UNITED NUCLEAR CORPORATION TO HAVE BEEN CONVEYED TO THE OLIN CORPORATION, 176.81 FEET TO LAND NOW OR FORMERLY OF THE OLIN CORPORATION;

THENCE, RUNNING WESTERLY ALONG LAND NOW OR FORMERLY OF THE OLIN CORPORATION BY THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES, 08 MINUTES, 54 SECONDS WEST, 32.37 FEET;
NORTH 75 DEGREES, 19 MINUTES, 26 SECONDS WEST, 369.22 FEET;
NORTH 31 DEGREES, 00 MINUTES, 51 SECONDS WEST, 3.77 FEET;
NORTH 76 DEGREES, 15 MINUTES, 27 SECONDS WEST, 1798 FEET;
NORTH 83 DEGREES, 15 MINUTES, 25 SECONDS WEST, 5.95 FEET;
NORTH 75 DEGREES, 27 MINUTES, 46 SECONDS WEST, 29.96 FEET;
SOUTH 14 DEGREES, 49 MINUTES, 37 SECONDS EAST, 8.80 FEET;
NORTH 75 DEGREES, 10 MINUTES, 23 SECONDS WEST, 39.79 FEET;
SOUTH 14 DEGREES, 49 MINUTES, 37 SECONDS WEST, 8.80 FEET;
NORTH 75 DEGREES, 26 MINUTES, 38 SECONDS WEST, 66.28 FEET;
NORTH 14 DEGREES, 52 MINUTES, 13 SECONDS EAST, 9.09 FEET;
NORTH 75 DEGREES, 07 MINUTES, 47 SECONDS WEST, 40.74 FEET;
SOUTH 14 DEGREES, 52 MINUTES, 13 SECONDS WEST, 9.09 FEET;
NORTH 75 DEGREES, 16 MINUTES, 14 SECONDS WEST, 20.39 FEET;
NORTH 69 DEGREES, 05 MINUTES, 54 SECONDS WEST, 9.49 FEET;
NORTH 83 DEGREES, 15 MINUTES, 54 SECONDS WEST, 11.22 FEET; AND
NORTH 75 DEGREES, 16 MINUTES, 29 SECONDS WEST, 203.91 FEET TO THE POINT AND PLACE OF THE BEGINNING.

SAID PREMISE ARE SHOWN ON A MAP ENTITLES "PROPOSED SUBDIVISION OF THE UNITED NUCLEAR CORPORATION, NEW HAVEN, CONN, DATED MAY 1961, REVISED TO FEBRUARY 22, 1978 AS PARCEL C. ON SAID MAP, CONTAINING 2.77 ACRES, MORE OR LESS.

AS TO TRACT 2:

ALL THAT CERTAIN PARCEL OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN AND STATE OF CONNECTIOUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS

PARCEL ONE INTENTIONALLY OMITTED

PARCEL TWO

COMMENCING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL ONE S 14°46'53.W 102.23 FEET ALONG THE EASTERLY STREET LINE OF SHELTON AVENUE TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL TWO.

THENCE S 75°05'34"E, 67.87 FEET TO A POINT; THENCE N 14°56'54"E 1.11 FEET TO A POINT 0.7 FEET SOUTHERLY OF AN EXISTING BUILDING;

THENCE S 75°09'57.E, 275.07 FEET ALONG SAID BUILDING AND PARALLEL 0.7 FEET; THENCE N 14°54'57 E, 3.30 FEET TO A POINT; THENCE S 75°13'48'E, 122.36 FEET TO A POINT; THENCE S14°38'09.W, 31.67 FEET TO A POINT; THENCE S 75°13'48'E, 248.11 FEET TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AT LAND NOW OR FORMERLY THE CITY OF NEW HAVEN, WITH THE LAST SEVEN COURSES ALONG LAND OF GIANOTTI, LLC.

6Biig | SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF CONNECTICUT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
5. THIS SURVEY IS A CLASS A-2 SURVEY TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

4 | LAND AREA

219,194± SQUARE FEET 5.032± ACRES

6Biv | BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT 1, WHICH BEARS S75°19'04"E, PER VOLUME 8043, PAGE 22-24.

5F | CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 | PARKING SPACES

REGULAR =0 HANDICAP =0 TOTAL =0

5Biii | ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SHELTON AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY. INDIRECT ACCESS TO WINCHESTER AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY, VIA LICENSE AGREEMENT FOR INGRESS AND EGRESS AS SHOWN HEREON, AND BELIEF.

16 | EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii | CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 | SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY; NEXT TIER MANAGER'S SERVICES CORP.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 20 AND 21 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 07/17/2022
DATE OF PLAT OR MAP: 07/19/2022.

_____ DATE

PROFESSIONAL LAND SURVEYOR NO.:
STATE OF: CONNECTICUT
PROJECT NO: 2216329-41236

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGURE BLVD., SUITE 200
ORLANDO, FL. 32803
CERTIFICATE OF AUTHORIZATION # 85
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

PRELIMINARY, NOT FOR CONSTRUCTION, RECORD OR IMPLEMENTATION

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT
3	"TABLE A" FLOOD INFORMATION	6Bviii	TITLE COMMITMENT INFORMATION
4	"TABLE A" LAND AREA	6Cvii	RECORDED EASEMENTS/SERVITUDES PROVIDED BY RECORD
5Biii	ACCESS TO PROPERTY	6Dii	NORTH ARROW & SCALE
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diic	LEGEND & ABBREVIATIONS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Diid	VICINITY MAP
5F	CEMETERY NOTE	6Diie	SURVEYOR'S NOTES
6	TABLE "A" ZONING INFORMATION	6Diik	TYPE OF SURVEY
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE
6Biv	BEARING BASIS	7b	"TABLE A" BUILDING AREA
		7c	"TABLE A" BUILDING HEIGHT
8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED		
9	"TABLE A" PARKING SPACES		
10	"TABLE A" DIVISION/PARTY WALLS		
11	"TABLE A" UTILITY INFORMATION		
13	"TABLE A" ADJOINING OWNERS		
14	"TABLE A" INTERSECTING STREET		
16	"TABLE A" EARTH MOVING NOTE		
17	"TABLE A" RIGHT OF WAY CHANGES		
18	"TABLE A" OTHER EASEMENTS OR SERVITUDES		

6 | ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	-	INDUSTRIAL
MINIMUM LOT AREA (SQ.FT.)	-	219,194
MINIMUM FRONTAGE	-	282.77'
MINIMUM LOT WIDTH	-	282.77'
MAX BUILDING COVERAGE	-	17%
MAX BUILDING HEIGHT	-	84.8'
MINIMUM SETBACKS		
FRONT	-	-
SIDE	-	-
REAR	-	-
PARKING REQUIREMENTS:		

ZONING REQUIREMENTS NOT AVAILABLE AT TIME OF SURVEY, AWAITING ZONING REPORT.

NOTES:

TABLE OF REFERENCES

MAP BOOK

EXHIBIT 14

Architectural Drawings

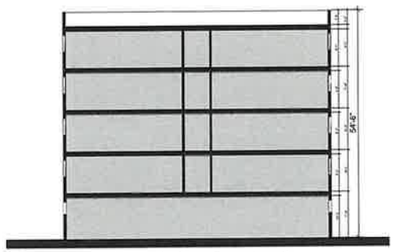
THE PROPOSED PROJECT KNOWN AS

ELM CITY LOFTS

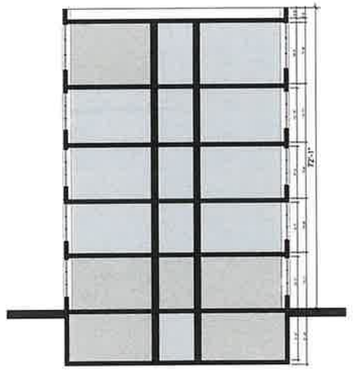
71 + 91 SHELTON AVENUE
NEW HAVEN, CT 06511

A Three Phase Multi-Family Residential Development

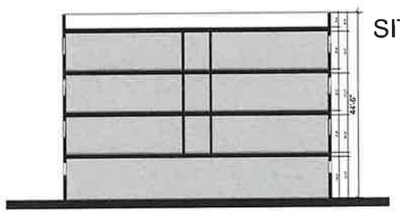
SCHEMATIC CROSS SECTIONS



Proposed New Construction:
THE GREENWAY



Existing Mill Structure



Proposed New Construction:
THE TRAIL

SITE LOCATION

Site Area - 219,194 SF - 5.03 Acres

Lofts in The Mill

Apartment Unit Mix

Studio Apartments	10	(10%)
One Bedroom Apartments	48	(50%)
Two Bedroom Apartments	38	(39.58%)
Total Number of Units	96	(100%)

Average Unit Sizes

Studio	618 SF
One Bedroom	604 SF
Two Bedroom	1,207 SF
Average Unit Size	810 SF

Parking	Gross SF	Net SF
- Garage Parking (40) Spaces	24,475	
- Outdoor Gated Parking (84) Spaces		
Total Parking (124) Spaces	24,475	

Floors

Ground Floor		
- Community Center	1,078	
- Fitness Center	987	
- (16) Residential Units	24,475	13,179
Second Floor: (20) Residential Units	24,475	17,379
Third Floor: (20) Residential Units	24,475	17,379
Fourth Floor: (20) Residential Units	24,475	17,379
Fifth Floor: (20) Residential Units	24,475	17,379
Total Project Size:	146,850 SF	82,695 SF

Lofts at The Greenway

Apartment Unit Mix

Studio Apartments	16	(19%)
One Bedroom Apartments	40	(48%)
Two Bedroom Apartments	28	(33%)
Total Number of Units	84	(100%)

Average Unit Sizes

Studio	548 SF
One Bedroom	731 SF
Two Bedroom	1,119 SF
Average Unit Size	799 SF

Parking	Gross SF	Net SF
- Garage Parking (50) Spaces	17,269	
- Outdoor Gated Parking (33) Spaces		
- Outdoor Parking (15) Spaces		
Total Parking (98) Spaces	17,269	

Ground Floor		
- Community Center	641	
- Fitness Center	365	
Second Floor: (21) Residential Units	21,265	17,657
Third Floor: (21) Residential Units	21,265	17,657
Fourth Floor: (21) Residential Units	21,265	17,657
Fifth Floor: (21) Residential Units	21,265	17,657
Total Project Size:	106,325 SF	70,628 SF

Lofts on The Avenue

Apartment Unit Mix

Studio Apartments	12	(20%)
One Bedroom Apartments	36	(60%)
Two Bedroom Apartments	12	(20%)
Total Number of Units	60	(100%)

Average Unit Sizes

Studio	567 SF
One Bedroom	731 SF
Two Bedroom	1,202 SF
Average Unit Size	833 SF

Parking	Gross SF	Net SF
- Garage Parking (39) Spaces	12,997	
- Outdoor Gated Parking (33) Spaces		
- Outdoor Parking (10) Spaces		
Total Parking (82) Spaces	12,997	

Ground Floor		
- Community Center	641	
- Fitness Center	365	
- Retail #1	994	994
- Retail #2	1,333	1,333
Second Floor: (20) Residential Units	19,200	16,073
Third Floor: (20) Residential Units	19,200	16,073
Fourth Floor: (20) Residential Units	19,200	16,073
Total Project Size:	76,800 SF	48,219 SF

TOTAL PROJECT MIX

Studio Apartments	38	(16%)
One Bedroom Apartments	124	(52%)
Two Bedroom Apartments	78	(32%)
Total Number of Units	240	(100%)

TOTAL PROJECT SIZE

Gross SF	329,975 SF
Net Rentable SF	201,542 SF

PARKING

Total Parking Spaces	304 Spaces

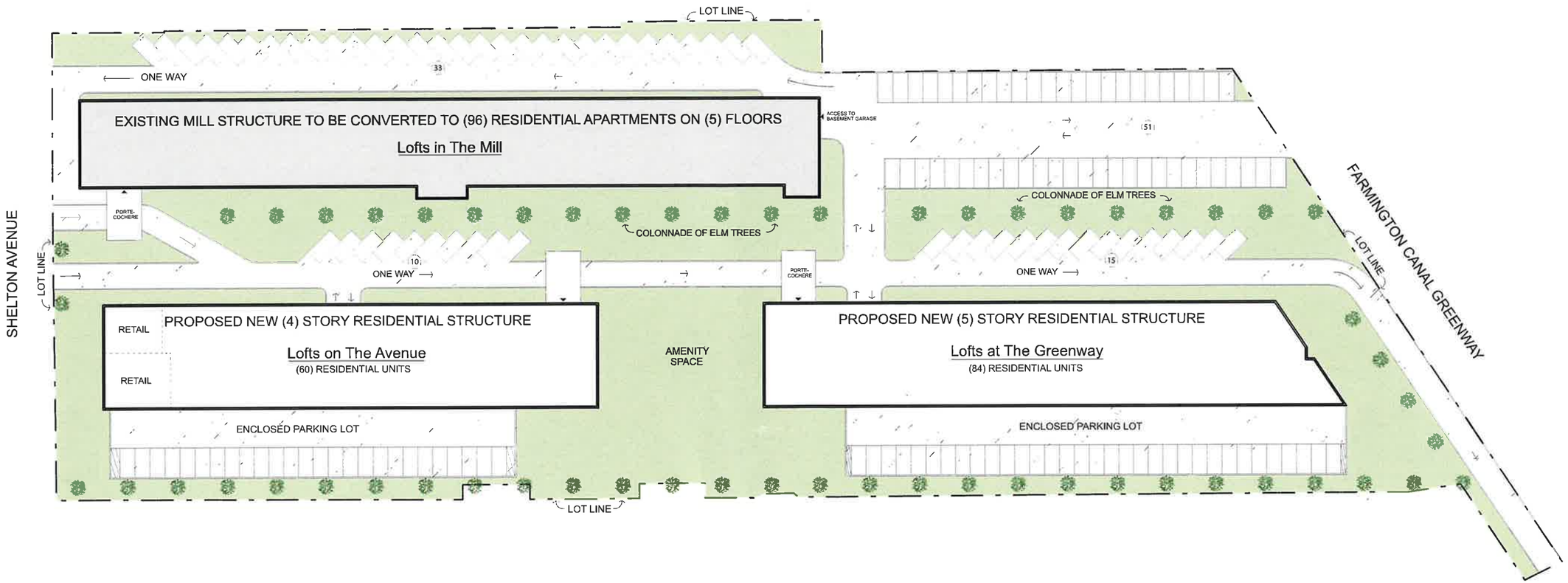
RETAIL

Total Retail SF	2,327 SF

DRAWING LIST:

A-1	Cover Sheet
A-2	Conceptual Master Site Plan
A-3	Site Plan
	Phase 1: Lofts in The Mill
A-4	Basement Plan
A-5	Ground Floor Plan
A-6	Typical Floor Plan ~ 2nd- 5th Floors
A-7	Typical Apartment Enlargments
A-8	Atypical Apartment Enlargments
A-9	Building Elevations
	Phase 2: Lofts at The Greenway
A-10	Ground Floor Plan
A-11	Typical Floor Plan ~ 2nd- 5th Floors
A-12	Building Elevations
	Phase 2: Lofts on The Avenue
A-13	Ground Floor Plan
A-14	Typical Floor Plan ~ 2nd- 4th Floors
A-15	Building Elevations

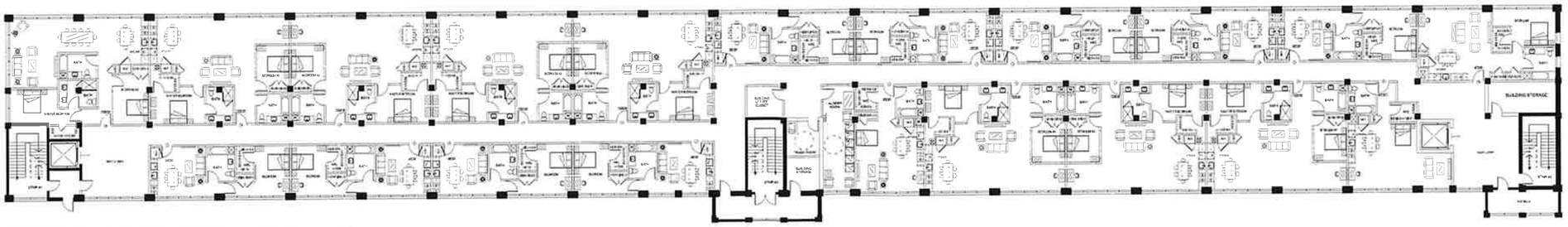
CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel. 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel. 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel. 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE COVER SHEET	JOB NO.: SCALE: BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-1
CONSULTANT:	CONSULTANT:						



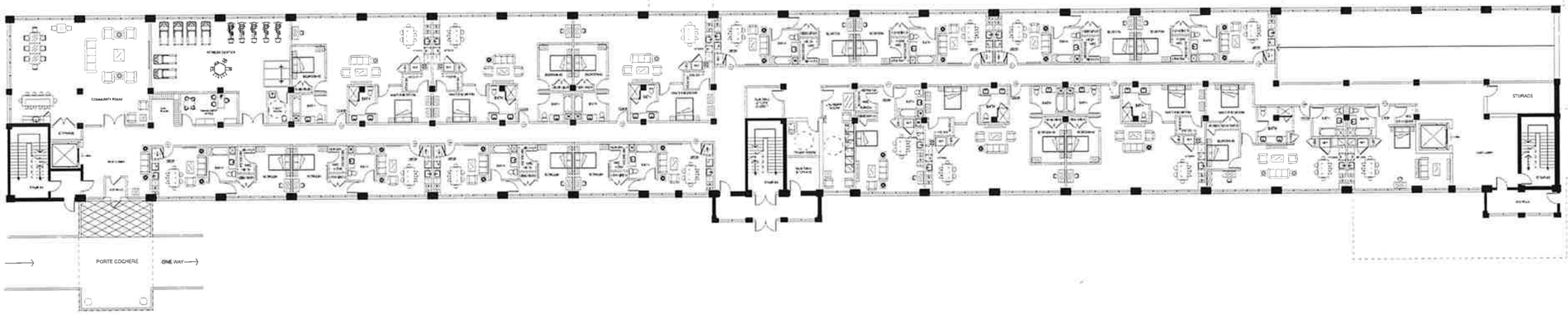
NORTH

SCALE 1:30

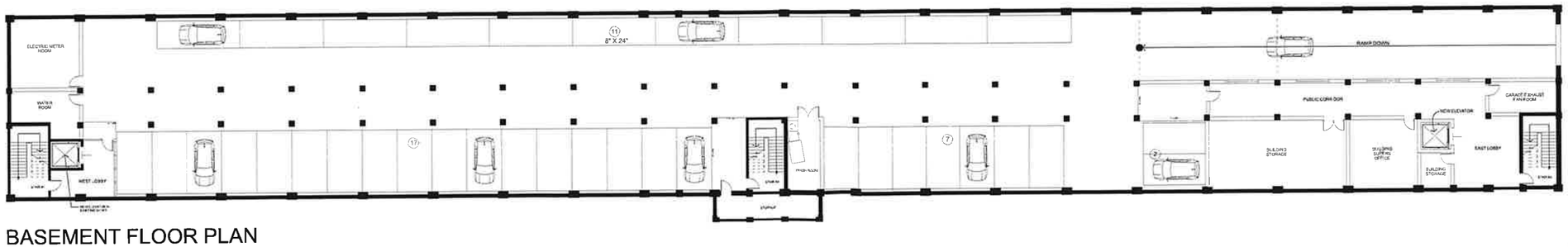
CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel. 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel. 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: CONCEPTUAL MASTER SITE PLAN	JOB NO.: SCALE: 1" = 30' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-2
CONSULTANT:	CONSULTANT:						



TYPICAL FLOOR PLAN ~ 2ND - 5TH



GROUND FLOOR PLAN



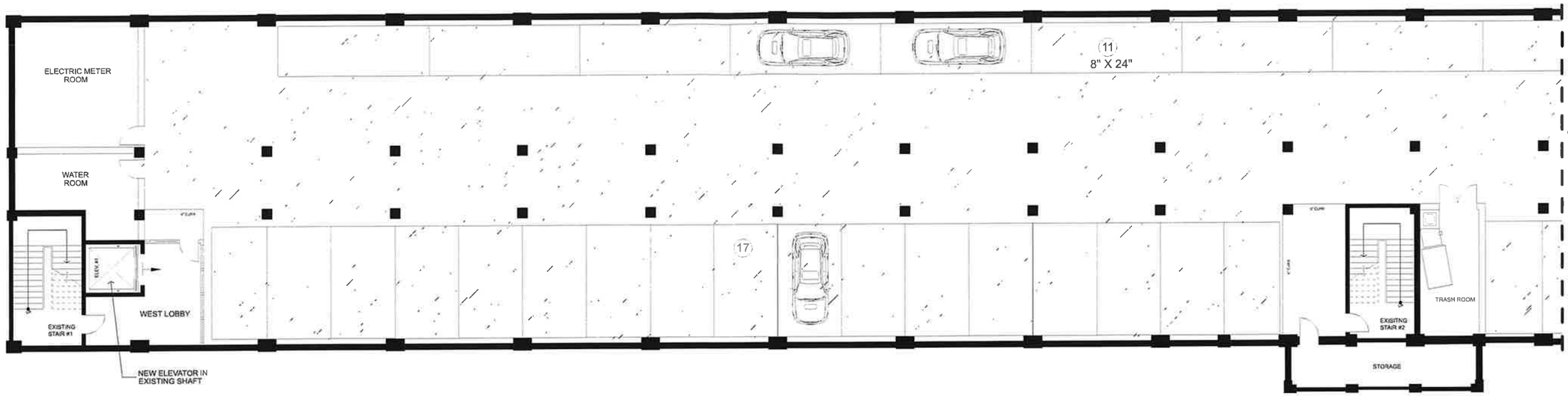
BASEMENT FLOOR PLAN

NORTH

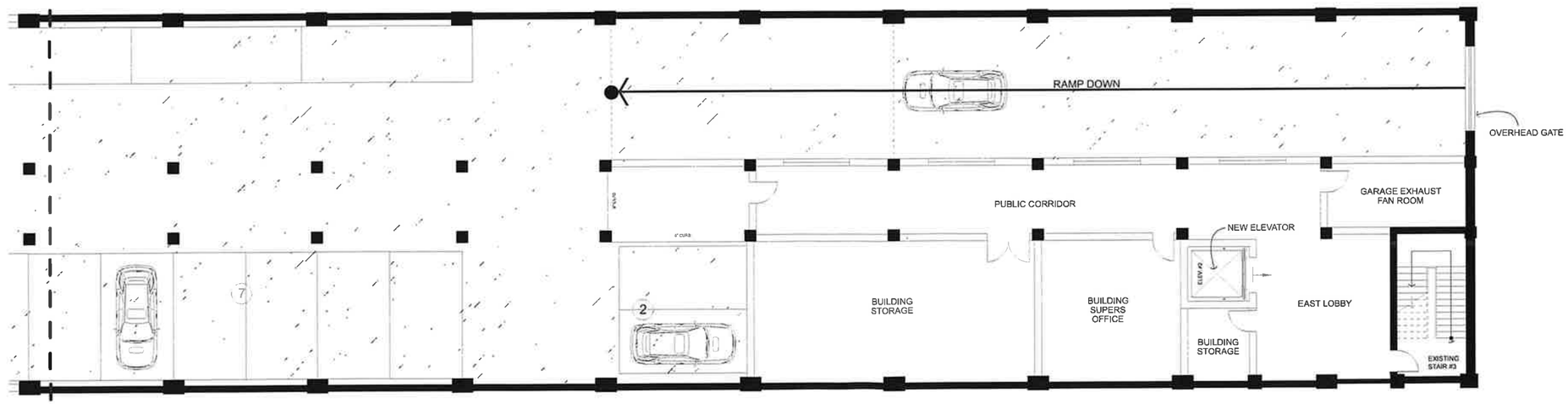
0 4 8 12 16

scale: 1' = 1/16"

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel. 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE **Lofts in the Mill** CONCEPTUAL FLOOR PLANS	JOB NO.: SCALE: 1/16" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-3
CONSULTANT:	CONSULTANT:						



WEST SIDE



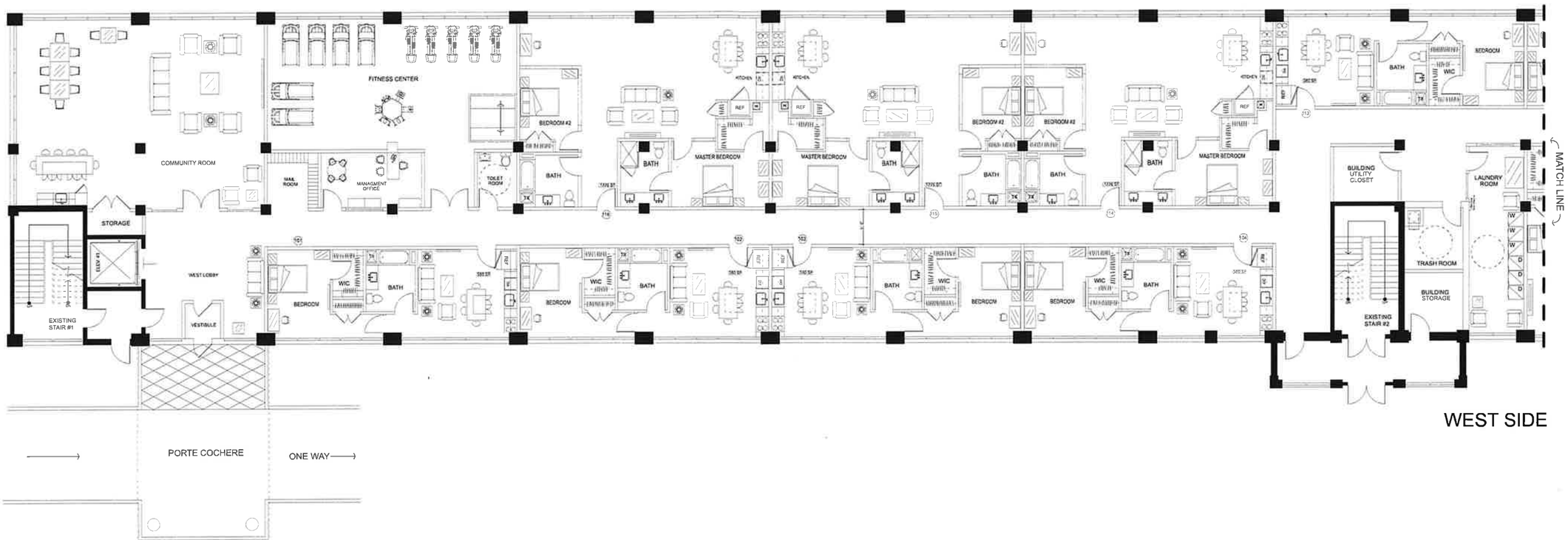
EAST SIDE

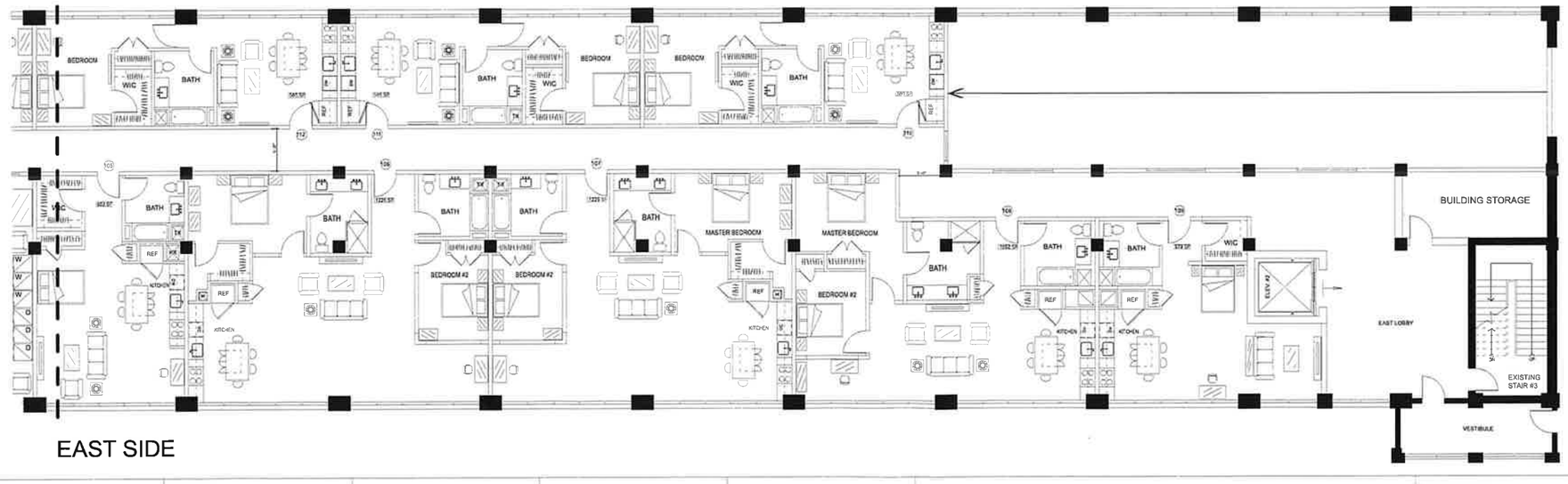
NORTH

0 4 8 12 16

SCALE: 1/8th" - 1'- 0"

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: Lofts in the Mill BASEMENT FLOOR PLAN	JOB NO.: SCALE: 1/8" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-4
CONSULTANT:	CONSULTANT:							





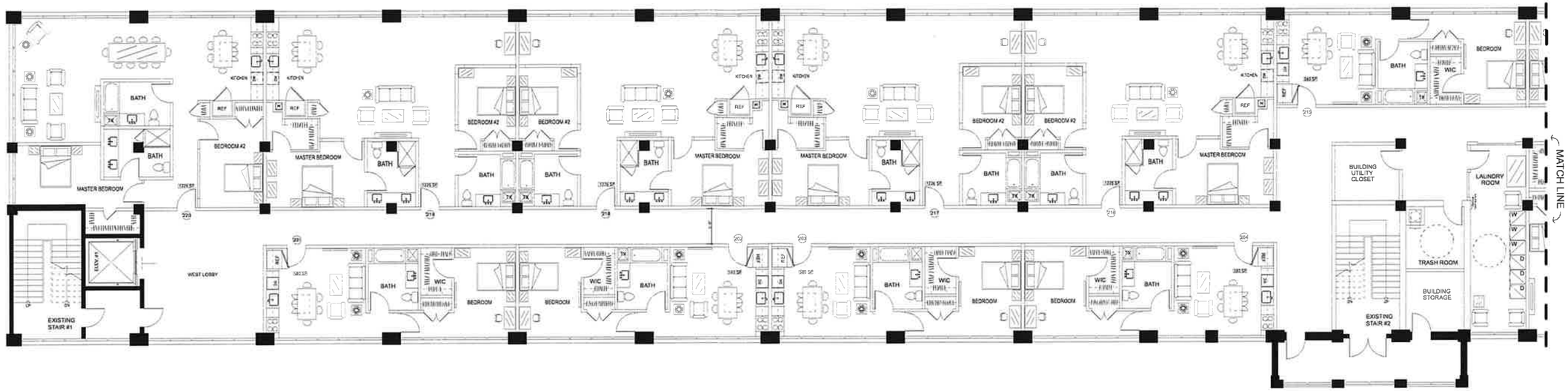
GROUND FLOOR APARTMENT UNIT MIX

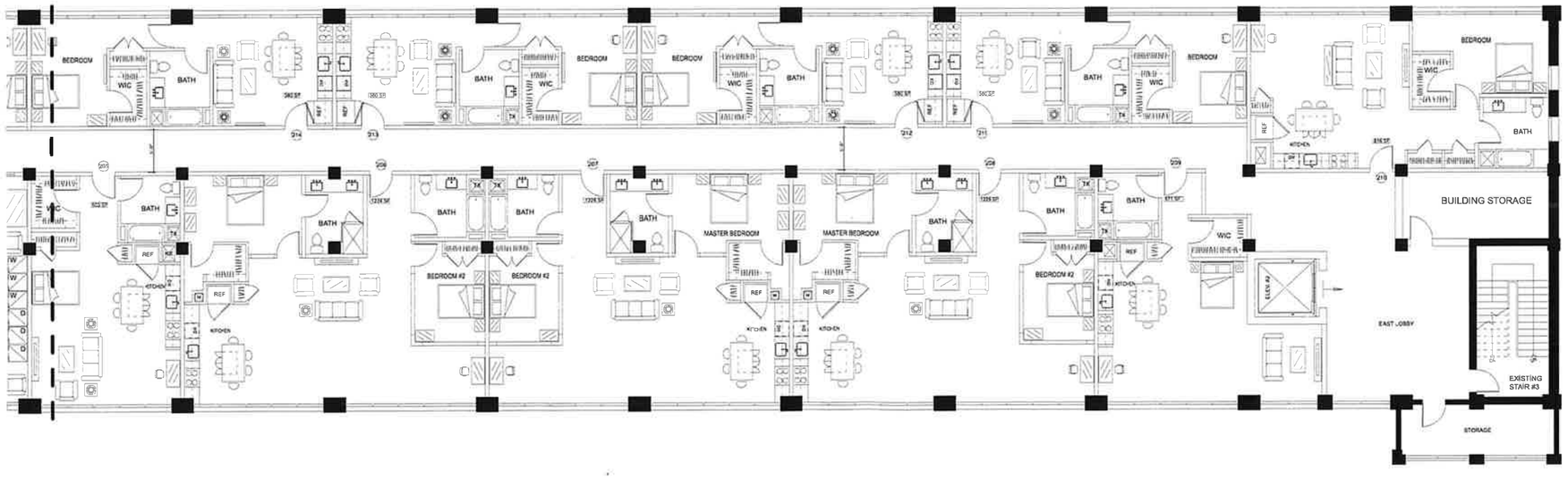
(2) Studios
(8) One Bedrooms
(6) Two Bedrooms
(16) Total units on ground floor

0 4 8 12 16
SCALE: 1/8th" - 1'- 0"

NORTH

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel. 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel. 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: **Lofts in the Mill** GROUND FLOOR PLAN	JOB NO : SCALE: 1/8" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-5
CONSULTANT:	CONSULTANT:						





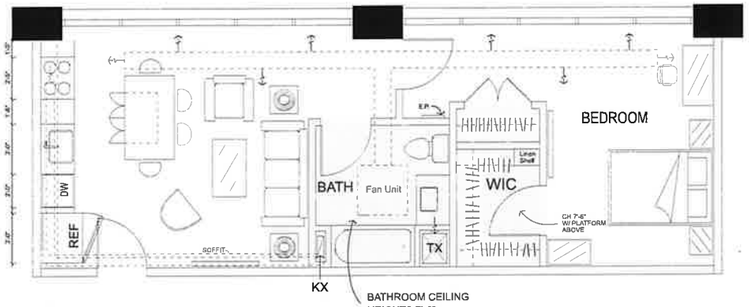
TYPICAL FLOOR APARTMENT UNIT MIX

(2) Studios	x 4 = (8)
(10) One Bedrooms	x 4 = (40)
(8) Two Bedrooms	x 4 = (32)
(20) Total	(80)

SCALE: 1/8th" - 1' - 0"

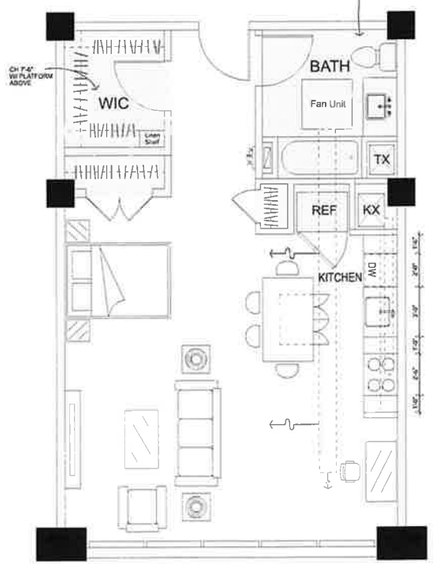
NORTH

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: **Lofts in the Mill** TYPICAL FLOOR PLAN ~ 2nd - 5th	JOB NO.: SCALE: 1/8" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-6
CONSULTANT:	CONSULTANT:						

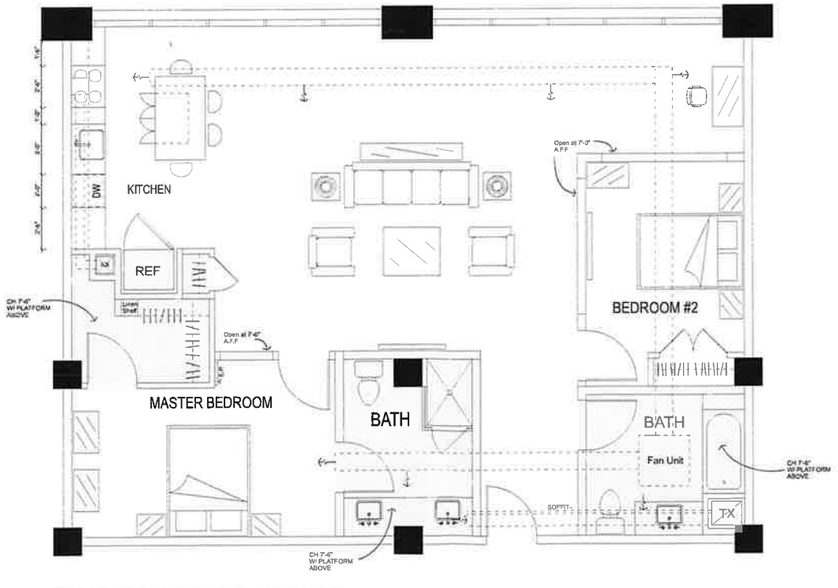


ONE BEDROOM 580 SF

BATHROOM CEILING HEIGHTS 7'-6" W/PLATFORM FOR HVAC ABOVE



STUDIO 603 SF



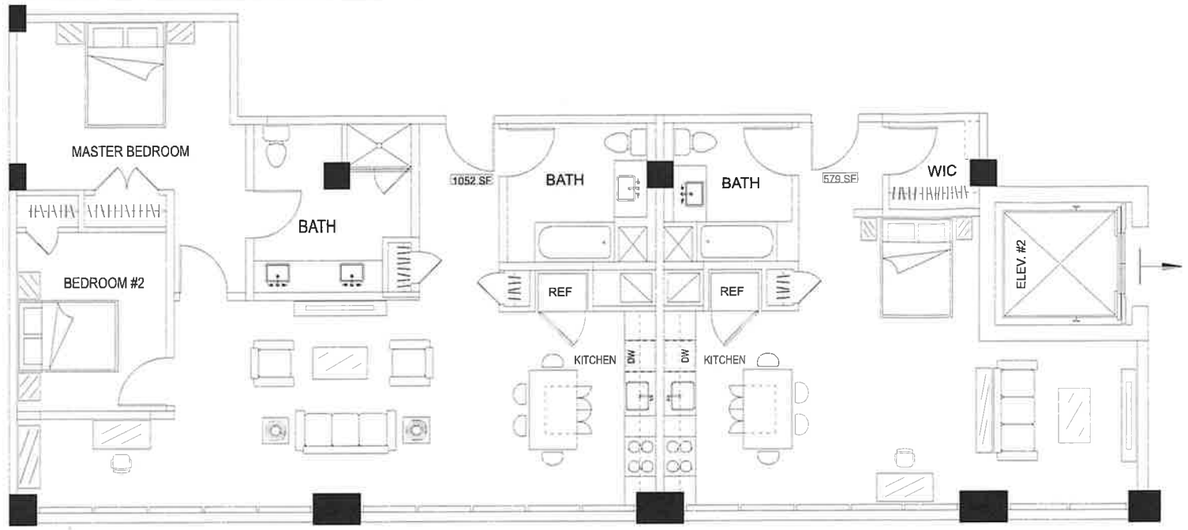
TWO BEDROOM 1226 SF

NORTH

0 4 8

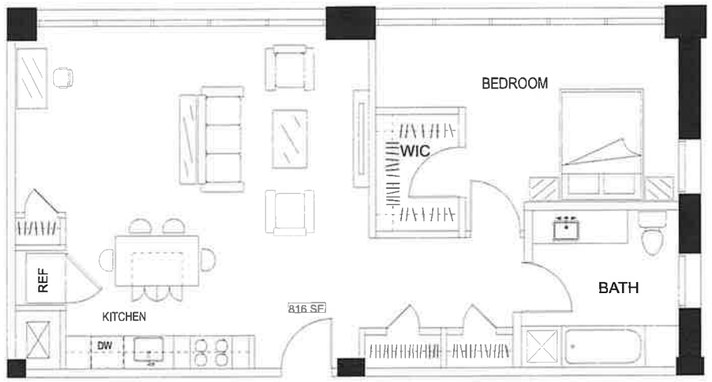
SCALE: 1/4th"- 1'- 0"

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS	SPONSOR: VALLONE VENTURES, LLC	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: **Lofts in the Mill** TYPICAL UNIT ENLARGMENTS	JOB NO : SCALE: 1/8" = 1' BY: VLH DATE: 10.31.25
CONSULTANT:	CONSULTANT:	175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730	9 BOBWHITE DRIVE WESTPORT, CT 06880 tel 203.557.8666	**9 BOBWHITE DRIVE** **WESTPORT, CT 06880** **tel: 203.557.8866**			DRAWING NUMBER: A-7

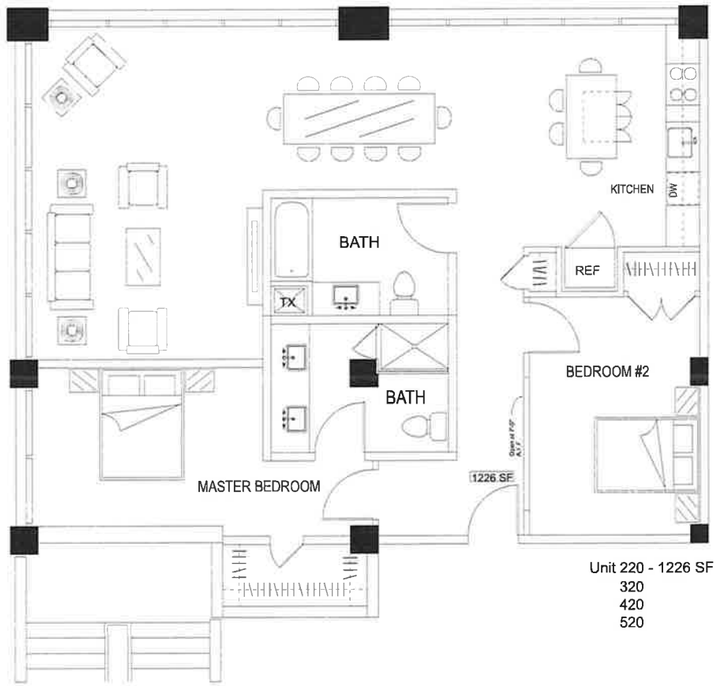


Unit 108 - 1056 SF

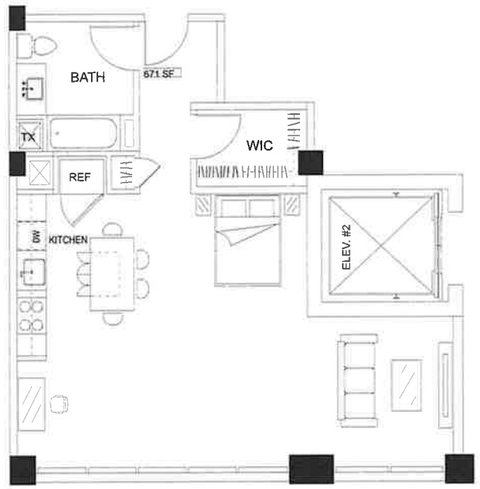
Unit 109 - 579 SF



Unit 210 - 816 SF
310
410
510



Unit 220 - 1226 SF
320
420
520



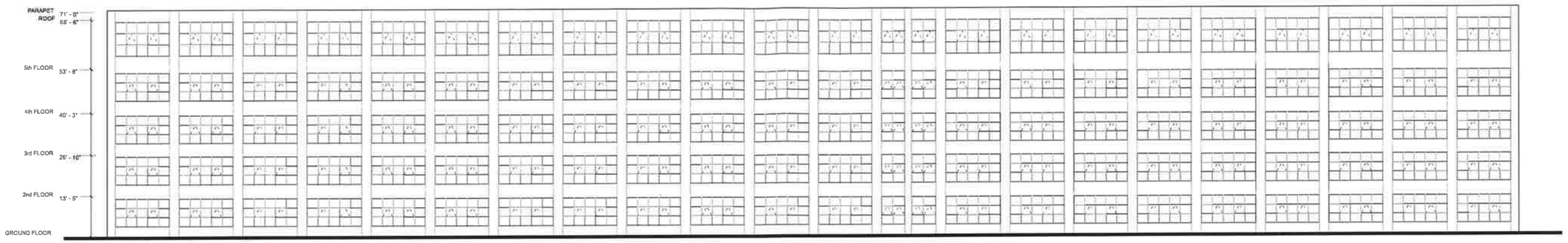
Unit 209 - 671 SF
309
409
509

0 4 8

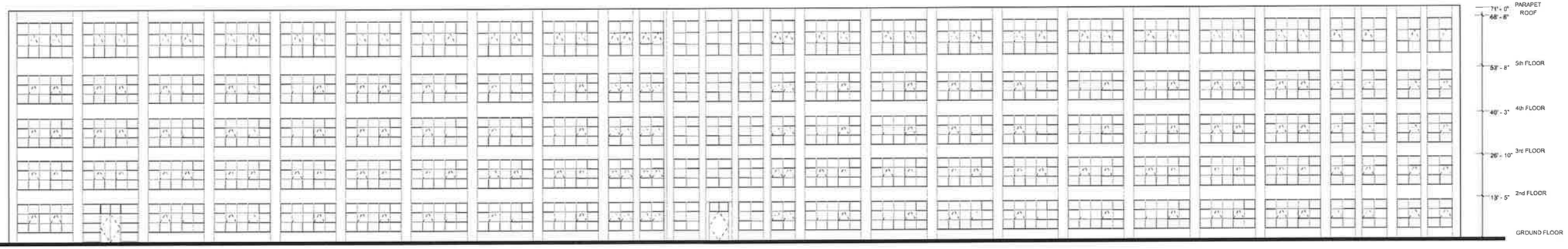
SCALE: 1/4th" - 1'- 0"

NORTH

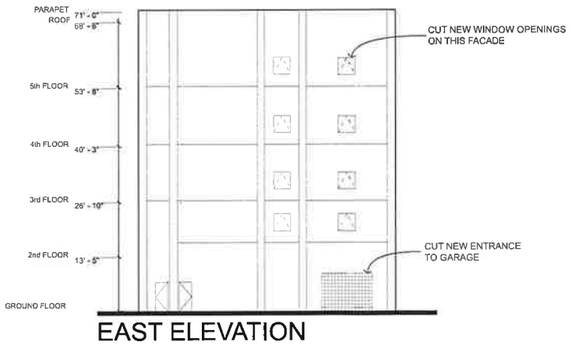
CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel. 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel. 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: **Lofts in the Mill** ATYPICAL UNIT ENLARGMENTS	JOB NO : SCALE: 1/8" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-8
CONSULTANT:	CONSULTANT:						



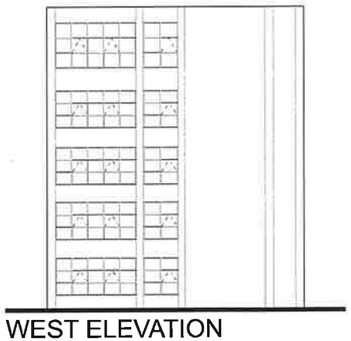
NORTH ELEVATION



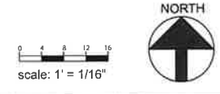
SOUTH ELEVATION



EAST ELEVATION

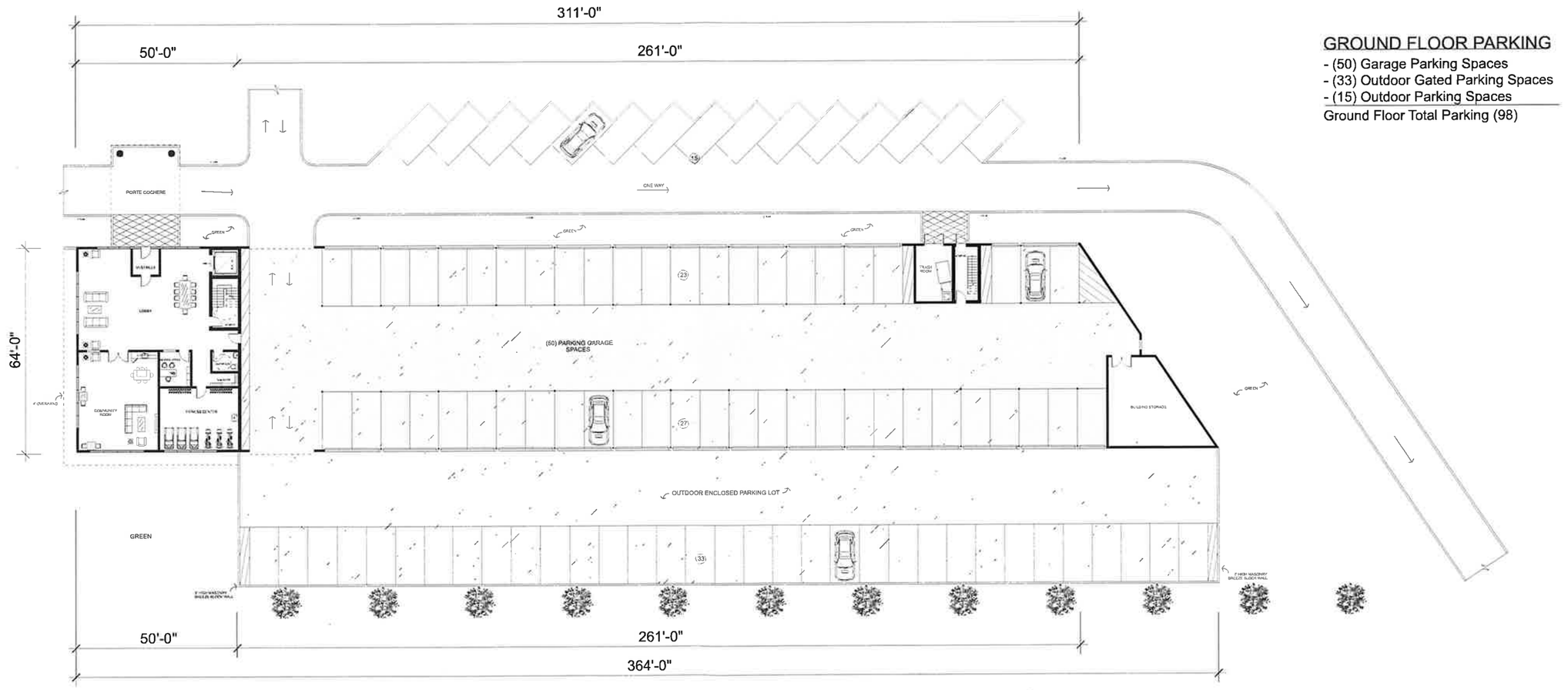


WEST ELEVATION



scale: 1' = 1/16"

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: **Lofts in the Mill** ELEVATIONS	JOB NO.: SCALE: 1/16" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-9
CONSULTANT:	CONSULTANT:							



GROUND FLOOR PARKING

- (50) Garage Parking Spaces
- (33) Outdoor Gated Parking Spaces
- (15) Outdoor Parking Spaces

Ground Floor Total Parking (98)

NORTH

scale: 1' = 1/16"

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: Lofts at the Greenway GROUND FLOOR PLAN	JOB NO.: SCALE 1/16" = 1' BY: VLH DATE 10.31.25	DRAWING NUMBER: A-10
CONSULTANT:	CONSULTANT:							

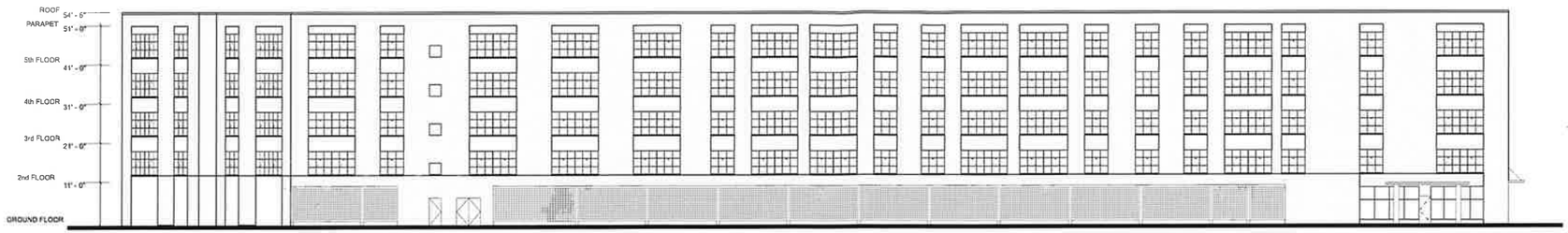
APARTMENT UNIT MIX

(4) Stuidos	x 4 = (16)
(10) One Bedrooms	x 4 = (40)
(7) Two Bedrooms	x 4 = (28)
(20) Total Typical Floor Units	= (84)

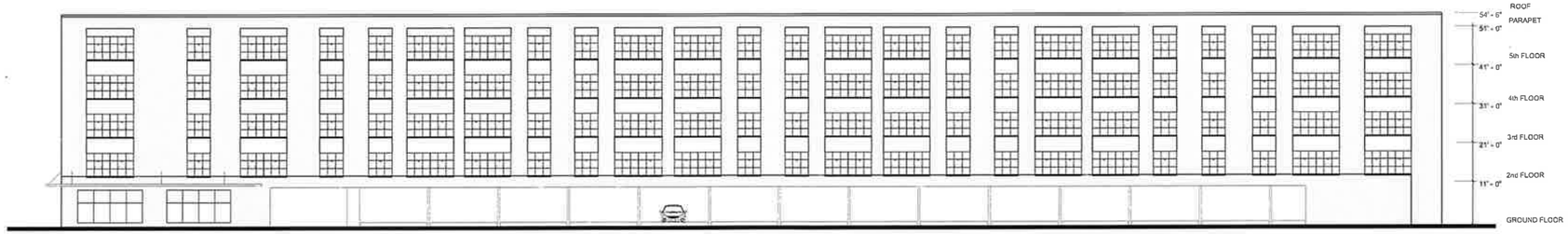
SCALE: 1/8th" - 1'- 0"

NORTH

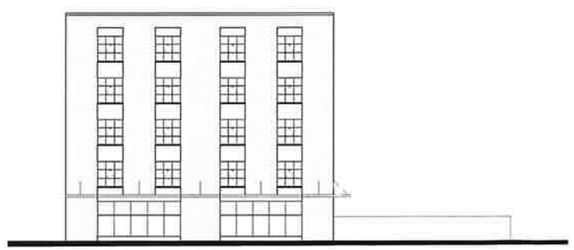
CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE Lofts at the Greenway TYPICAL FLOOR PLAN ~ 2nd - 5th	JOB NO.: SCALE: 1/8" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-11
CONSULTANT:	CONSULTANT:						



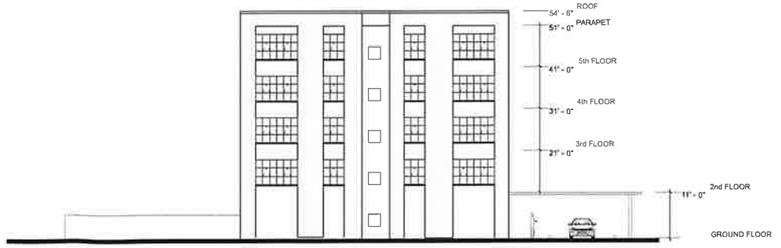
NORTH ELEVATION



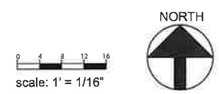
SOUTH ELEVATION



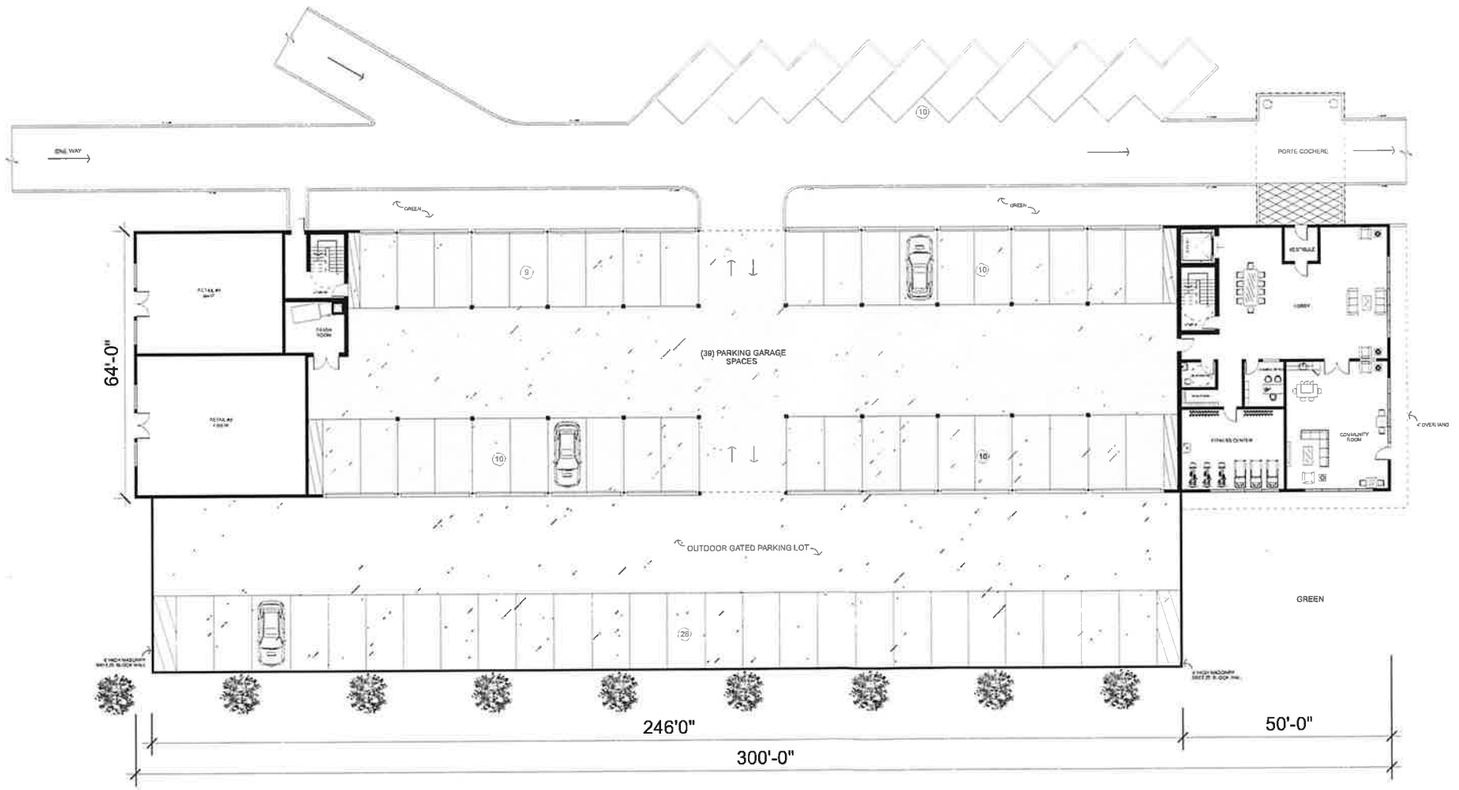
EAST ELEVATION



WEST ELEVATION



CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: **Lofts at the Greenway** ELEVATIONS	JOB NO.: SCALE: 1/16" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-12
CONSULTANT:	CONSULTANT:						



GROUND FLOOR PARKING

- (39) Garage Parking Spaces
- (33) Outdoor Gated Parking Spaces
- (10) Outdoor Parking Spaces

Ground Floor Total Parking (82)

GROUND FLOOR RETAIL

Retail Suite #1	994 SF
Retail Suite #2	1,333 SF
Retail Total	2,327 SF

NORTH

scale: 1' = 1/16"

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS 175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: **Lofts on the Avenue** ELEVATIONS	JOB NO.: SCALE: 1/16" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-13
CONSULTANT:	CONSULTANT:						

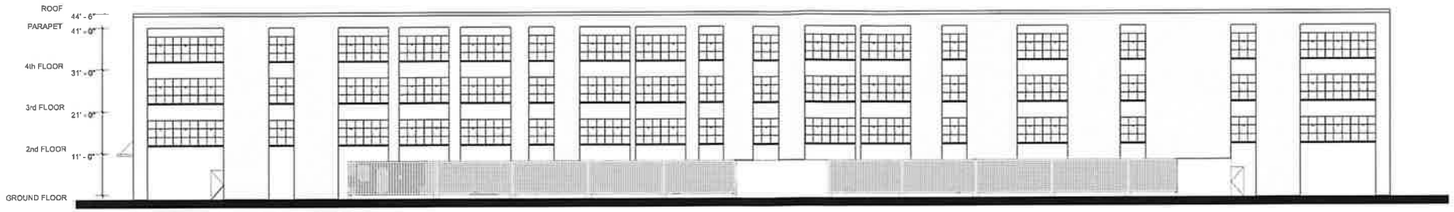
APARTMENT UNIT MIX

(4) Studios	x 3 = (12)
(12) One Bedrooms	x 3 = (36)
(4) Two Bedrooms	x 3 = (12)
(20) Total	(60)

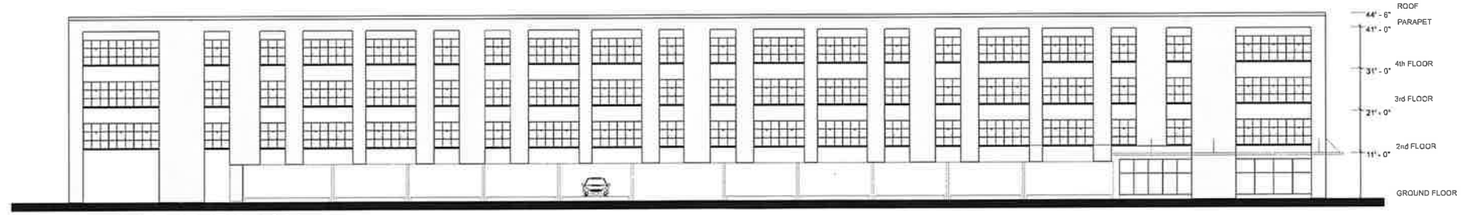
SCALE: 1/8th" - 1' - 0"

NORTH

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS	SPONSOR: VALLONE VENTURES, LLC	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE: Lofts on the Avenue TYPICAL FLOOR PLAN ~ 2nd - 4th	JOB NO.: SCALE: 1/8" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-14
CONSULTANT:	CONSULTANT:	175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730						



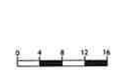
NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION



scale: 1' = 1/16"

CONSULTANT:	CONSULTANT:	SPONSOR VESTA CORPORATIONS	SPONSOR: VALLONE VENTURES, LLC	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC	PROJECT: ELM CITY LOFTS 71 + 91 SHELTON AVENUE NEW HAVEN, CT 06511 A Three Phase Multi-Family Residential Development	DRAWING TITLE **Lofts on the Avenue** ELEVATIONS	JOB NO : SCALE 1/16" = 1' BY: VLH DATE: 10.31.25	DRAWING NUMBER: A-15
CONSULTANT:	CONSULTANT:	175 POWDER FOREST DRIVE WEATOGUE, CT 06089 tel: 860.325.1730	9 BOBWHITE DRIVE WESTPORT, CT 06880 tel 203.557.8866	9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866				

EXHIBIT 15

Disclosure Statement

Disclosure Statement

Aaron Greenblatt is the Manager of the Applicant, Elm City Lofts, LLC.. The Members of the Applicant are Vallone Ventures, LLC and Vesta PFD Partners, LLC. Joseph Vallone is the Managing Member of Vallone Ventures, LLC and Vesta Equity Corporation is the Managing Member of Vesta PFD Partners, LLC. Once consolidated construction financing and construction permits are obtained, the Applicant will transfer 99.99% of the interest in Elm City Lofts, LLC to a limited partner, an institutional investor, who will purchase the federal low-income housing tax credits allocated to the Elm City Lofts Project by the Connecticut Housing Finance Authority.

EXHIBIT 16

Certification of Developer

CERTIFICATION OF DEVELOPER

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) All information contained in the application to the City of New Haven for a tax abatement for the property located at 71 & 91 Shelton Avenue, New Haven, Connecticut, is true and correct to the best of Developer's knowledge.

DEVELOPER:

ELM CITY LOFTS, LLC
By: Vesta Corporation

By: _____
Aaron Greenblatt
Executive Vice President
Date: 12/9/25

STATE OF CONNECTICUT §
§
§
COUNTY OF HARTFORD §

SUBSCRIBED AND SWORN TO BEFORE ME on this 9th day of December, 2025 by Aaron Greenblatt, the Executive Vice President of Vesta Corporation, a member of **ELM CITY LOFTS, LLC**, a Connecticut limited liability company, on behalf of such corporation, company and limited partnership.

[SEAL]

_____
~~NOTARY PUBLIC~~, STATE OF CONNECTICUT

Steven Rice
~~PRINTED NAME OF NOTARY~~

MY COMMISSION EXPIRES:_____

Commissioner of the Connecticut Superior Court
Connecticut Juris Number: 434784

Steven Andrew Rice

..title
ZONING MAP AMENDMENT APPROVING THE ZONING DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE FROM INDUSTRY H DISTRICT – HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2).

..body
WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Elm City Lofts, LLC ("Petitioner") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the "Petition") requesting that the Board of Alders amend the New Haven Zoning Ordinance Map (the "Zoning Map") to indicate that 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue located in the Newhallville section of New Haven, which property is to be conveyed to the Petitioner and is currently located in the Industry H District – Heavy Industry (IH), be designated on the Zoning Map as being located in the Residential General High-Density District (RH-2) (the "Map Amendment");

WHEREAS, on January 5, 2026, pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for their advice;

WHEREAS, on February 25, 2026, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1678-06;

WHEREAS, following the public hearing of the Board of Alders Joint Legislation and Tax Abatement Committee on February 24, 2026, the committee recommended approval of the Petition;

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the development of affordable housing, a priority of Vision 2034, the City's Comprehensive Plan of Development, and will extend an existing adjacent zoning district;

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the RH-2 district and exceeds the minimum size required for a map amendment.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the Petition of

Elm City Lofts, LLC for an Amendment to the Zoning Map to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from Industry H District – Heavy Industry (IH) to Residential General High Density District (RH-2) is granted and the Zoning Map shall be amended to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue as being located in RH-2 District.

BE IT FURTHER ORDAINED this amendment shall be effective on the day after the date of publication of notice of the adoption of this Zoning Map Amendment.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: OR-2026-0002

Agenda Date: **Version:** 2 **Status:** First Reading

In Control: Board of Alders **File Type:** Ordinance

Agenda Number: 2)

WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Elm City Lofts, LLC (“Petitioner”) filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the “Petition”) requesting that the Board of Alders amend the New Haven Zoning Ordinance Map (the “Zoning Map”) to indicate that 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue located in the Newhallville section of New Haven, which property is to be conveyed to the Petitioner and is currently located in the Industry H District - Heavy Industry (IH), be designated on the Zoning Map as being located in the Residential General High-Density District (RH-2) (the “Map Amendment”);

WHEREAS, on January 5, 2026, pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for their advice;

WHEREAS, on February 25, 2026, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1678-06;

WHEREAS, following the public hearing of the Board of Alders Joint Legislation and Tax Abatement Committee on February 24, 2026, the committee recommended approval of the Petition;

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the development of affordable housing, a priority of Vision 2034, the City’s Comprehensive Plan of Development, and will extend an existing adjacent zoning district;

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance

requested in the Petition is uniform for each class of buildings or structures within the RH-2 district and exceeds the minimum size required for a map amendment.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the Petition of Elm City Lofts, LLC for an Amendment to the Zoning Map to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from Industry H District - Heavy Industry (IH) to Residential General High Density District (RH-2) is granted and the Zoning Map shall be amended to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue as being located in RH-2 District.

BE IT FURTHER ORDAINED this amendment shall be effective on the day after the date of publication of notice of the adoption of this Zoning Map Amendment.
ZONING MAP AMENDMENT APPROVING THE ZONING DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE FROM INDUSTRY H DISTRICT - HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2).

ELM CITY LOFTS, LLC
C/O VESTA CORPORATION
175 POWDER FOREST DRIVE
WEATOGUE, CT 06089

VIA HAND DELIVERY

December 30, 2025

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

Re: Application for Tax Abatement for Low and Moderate Income Multi-Family Residential Developments (LISHTA) for the Elm City Lofts Project

Dear Alder Walker-Myers:

Elm City Lofts, LLC (the "Applicant") is pleased to submit this application that will enable 240 affordable units (the "Affordable Units") to be constructed at 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue (collectively the "Shelton Avenue Properties") in the Newhallville neighborhood. The tax abatement will allow the transformation of a 175,000 square foot mill building that is mostly vacant and dilapidated and the construction of two new buildings on vacant land so that the Shelton Avenue Properties are better integrated with the residential context that surrounds it. The Shelton Avenue Properties will be environmentally remediated to permit residential use on the site. The Elm City Lofts Project will create numerous construction jobs.

Most significantly, the Elm City Lofts Project will provide much needed affordable housing. These affordable units will be restricted to individuals and families whose income is 60% or below of the Area Median Income ("AMI"). At least 20% of the units will be set aside for residents whose income is at or below 50% of the AMI. The project will include a range of apartment types, including studios and one and two bedroom units. All of the residents will have access to onsite amenities, including fitness centers, community centers and extensive outdoor space, such as the Farmington Canal Greenway.

Enclosed please find our application, a proposed Ordinance and a check for $350 for the filing fee. We are pleased to be a part of the effort of the City and the Board of Alders to provide quality affordable housing. Please let us know if you need any additional information and thank you for considering this application.

Sincerely,

Elm City Lofts, LLC

By: Joshua Greenblatt

Enclosures

cc: Arlevia Samuel. Director, Livable City Initiative
Mark Wilson, Manager of Neighborhood and Commercial Development
Catherine Schroeter, Deputy Director of Administrative Services
Albert Lucas, Director of Legislative Services
Carolyn W. Kone

12T7011.DOCX

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

WHEREAS, the Elm City Lofts Project is a 240 unit multi-family affordable housing project; and

WHEREAS, the housing to be developed for the Elm City Lofts Project will be located in three buildings, one of which is a largely vacant and dilapidated 175,000 square foot historic mill building, which will be restored to its historic footprint and in accordance with the Secretary of the Interior's guidelines, and two of which will be newly constructed; and

WHEREAS, the Elm City Lofts Project will be located on two properties in the Newhallville Neighborhood, Shelton Avenue and 89 a/k/a 91 Shelton Avenue (the "Shelton Avenue Properties"), which will be environmentally remediated to allow housing to be located on the Shelton Avenue Properties; and

WHEREAS, the Elm City Lofts Project will provide a number of amenities to the residents of the Elm City Lofts Project, including community rooms, fitness centers, and extensive outdoor recreational space; and

WHEREAS, the Elm City Lofts Project will also border the Farmington Canal Greenway, providing an area for walking and bicycling for residents; and

WHEREAS, all of the residential units in the Elm City Lofts Project will be set aside for individuals and families whose income are at or below 60% of the Area Median Income ("AMI") of persons and families living in the New Haven/Meriden area, as established by the United States Department of Housing and Urban Development and a minimum of 20% of the units will be set aside for residents whose income is at or below 50% of the AMI; and

WHEREAS, there is a shortage of affordable rental units in New Haven, and the construction of the Elm City Lofts Project will create additional affordable housing units needed in the City; and

WHEREAS, Elm City Lofts, LLC (the "Applicant") will acquire the Shelton Avenue Properties; and

WHEREAS, the Applicant has applied to the Connecticut Housing Finance Authority for 4% Low Income Housing Tax Credits and to the Connecticut Department of Housing for loans to assist in the development of the Elm City Lofts Project; and

WHEREAS, the Applicant has also applied to the City of New Haven's Board of Alders (the "Board of Alders") for a tax abatement for 17 Grand List years under which the assessment for the Shelton Avenue Properties will be frozen for two years and thereafter the taxes to be paid will be in the amount of $450 per unit plus a 3% annual increase after the first year during the following fourteen (14) years under the City of New Haven's program for Tax Abatement for Low Income Multi-Family Developments (the "LISHTA Program") (the "Application"); and

WHEREAS, the Applicant has provided all of the information and materials required by the Board of Alders to make a determination regarding the Applicant's eligibility for the tax abatement requested; and

WHEREAS, the Applicant requires the tax abatement requested in the Application in order to develop the Elm City Lofts Project; and

WHEREAS, the tax abatement requested by the Applicant is similar to tax abatements granted by the Board of Alders for comparable projects; and

WHEREAS, the Board of Alders finds that the tax abatement requested by the Applicant will be used to (i) reduce rents below the levels which would be achieved in the absence of the abatement and to improve the quality and design of the Elm City Lofts Project, (ii) effect occupancy of the Elm City Lofts Project by persons and families of varying income levels and (iii) provide necessary related facilities and services for the Elm City Lofts Project; and

WHEREAS, the Board of Alders has the authority to grant the Application for a tax abatement pursuant to Conn. Gen. Stat. Sec. 8-215, the Annotated Charter of the City of New Haven Charter, Article IV, Section 6 and the City of New Haven Code of General Ordinances, Section 28-4.

NOW THEREFORE, BE IT ORDAINED that the Application for a tax abatement is hereby approved.

AND BE IT FURTHER ORDAINED that the City of New Haven (the "City") and the Applicant shall enter into a tax abatement agreement (the "Tax Abatement Agreement") which shall provide that the Affordable Unit Component will be entitled to a tax abatement for 15 consecutive Grand List years following a two year freeze of the assessments of the Shelton Avenue Properties and which Tax Abatement Agreement shall further provide that the taxes levied during the abatement period shall be $450 per housing unit, which amount shall be increased by 3% for each year subsequent to the first year of the abatement period.

AND BE IT FURTHER ORDAINED that the Tax Abatement Agreement shall also provide that the City will conduct an Annual Compliance Review of the Elm City Lofts Project regarding its compliance with the affordability requirements of the LISHTA program and related matters and that the Tax Abatement Agreement shall be filed on the land records of the City.

AND BE IT FURTHER ORDAINED that the Mayor of the City be and hereby is authorized to execute and deliver on behalf of the City the Tax Abatement Agreement together with such ancillary documents as may be necessary to implement the intent of this Ordinance and the City's LISHTA program.

ELM CITY LOFTS, LLC
C/O VESTA CORPORATION
175 POWDER FOREST DRIVE
WEATOGUE, CT 06089

December 30, 2025

VIA HAND-DELIVERY

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

Mr. Michael Smart
City/Town Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

Re: Petition to Amend the New Haven Zoning Ordinance Map to Change the Zoning Designation of 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from Industry H District – Heavy Industry (IH) to Residential General High Density District (RH-2)

Dear President Walker-Myers and Mr. Smart:

Elm City Lofts, LLC, which will acquire 71 Shelton Avenue Map/Block/Parcel 284/0392/0010) and 89 a/k/a 91 Shelton Avenue (Map/Block/Parcel 284/0392/02700)(collectively the "Shelton Avenue Properties"), is pleased to present to the Honorable Board of Alders a Petition to rezone the Shelton Avenue Properties from the IH District to the RH-2 District in order to permit the development of a 240 unit 100% affordable housing project (the "Project"). The Project will be developed in three buildings, one of which is an 125,000 square foot historic mill building that is only partially occupied and is in a state of disrepair. The mill building will be rehabilitated in accordance with the National Park Service guidelines for historic restoration. The other two buildings will be newly constructed on what is currently vacant land. The Project will provide interior amenities for the residents (fitness centers and community gathering spaces) as well as extensive outdoor recreational areas and on-site parking. The new building to be constructed facing Shelton Avenue will also include two retail spaces.

As stated above, the Project is 100% affordable. Occupancy will be restricted to residents whose income is at or below 60% of the Area Median Income, and a minimum of 20% of the units will be set aside for tenants whose Area Median Income is 50% or below. Additionally, the Project will be subject to the City's Inclusionary Zoning Ordinance.

The existing IH zone in which the Shelton Avenue Properties are currently located does not permit residential development. Elm City Lofts seeks to rezone the Shelton Avenue

Properties to the RH-2 District, which is the zoning district immediately to the south of 71 Shelton Avenue on which the Axis 201 project is located (201 Munson Street).

This Petition complies with the requirements of Section 64(d)(2) of the Zoning Ordinance for a map change as well as the Charter requirements for a zoning amendment, as set forth in the attached Petition.

Finally, it should be noted that the Project will create both permanent and construction jobs and generate taxes as well as significant building permit fees.

For all of these reasons, we urge approval of this Petition. Enclosed please find a check for the filing fee in the amount of $1,500.

Very truly yours,

Joshua Greenblatt

Enclosures

cc: Laura Brown, Executive Director of the City Plan Department (*VIA Hand-Delivery*)
Arlevia Samuel, Deputy Administrator of Housing and Development (*VIA Email)*
Mark Wilson, Manager of Neighborhood and Commercial Development (*VIA Email)*
Catherine Schroteter, Deputy Director of Administrative Services (*VIA Email)*

Attachment A: Petition for Zoning Map Amendment
Attachment B: Proposed Ordinance for Zoning Map Amendment
Attachment C: Existing and Proposed Zoning Maps
Attachment D: Legal Description of Parcels to be Released

ATTACHMENT A

CITY OF NEW HAVEN
BOARD OF ALDERS

In re: Petition to Amend the New Haven Zoning Ordinance Map to Change the Zoning Designation of 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from Industry H District – Heavy Industry (IH) to Residential General High Density District (RH-2)

PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP TO CHANGE THE DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE FROM INDUSTRY H DISTRICT – HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2)

Pursuant to 1925 Special Act No. 490, § 5, Article IV, §§ 3, 4 and 5, Article XIII § 2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance of the City of New Haven (the "Zoning Ordinance"), Petitioner, Elm City Lofts, LLC ("Petitioner"), hereby petitions the Board of Alders of the City of New Haven to amend the Zoning Ordinance Map to change the designation of 71 Shelton Avenue (Map/Block/Parcel 284/0392/0010) and 89 a/k/a 91 Shelton Avenue (Map/Block/Parcel 284/0392/02700)(collectively the “Shelton Avenue Properties”) from Industry H District - Heavy Industry (IH) to Residential General High Density District (RH-2).

In support of this Petition, Petitioner represents as follows:

1. The Shelton Avenue Properties were originally part of the Winchester Repeating Arms Company factory complex. A five-story mill building that was built in 1915 is located on the 89 a/k/a 91 Shelton Avenue property. The mill building is only partially occupied by commercial nonindustrial uses and is in a state of disrepair The 71 Shelton Avenue property is vacant.

2. The Petitioner wishes to develop a 240 unit affordable housing project on the Shelton Avenue Properties to be known as Elm City Lofts ("Elm City Lofts" or the "Project"). Environmental remediation has been performed on the Shelton Avenue Properties, and the Petitioner will undertake additional environmental work so that the Shelton Avenue Properties can be occupied for residential use.

3. The 125,000 square foot mill building that is currently located on 89 a/ka 91 Shelton Avenue will be rehabilitated to its original configuration, and the windows and other features of the building will be restored in accordance with the National Park Service Guidelines for Historic Restoration. The Petitioner is applying for federal and state historic tax credits for the rehabilitation of this building. The mill building will house 96 apartments on five floors and provide tenant amenities on the first floor.

4. Two new buildings will be constructed on the 71 Shelton Avenue property. The new building to be constructed closest to Shelton Avenue will include 60 apartments, tenant amenities and two retail spaces that will face a small outdoor plaza fronting on Shelton Avenue.

5. The other new building on 71 Shelton Avenue will be constructed adjacent to the Farmington Canal Greenway and will contain 84 apartments as well as tenant amenity spaces.

6. Three hundred and four (304) parking spaces will be provided as part of the Elm City Lofts Project; some of which will be located in garages under the buildings.

7. The Project will provide significant outdoor recreational space for the residents of the Project, which may include a garden, a playground, a plaza, a fire pit, and grills.

8. Studios, one bedroom units and two bedroom units will be offered at Elm City Lofts. All of the units will be set aside for residents whose income is 60% or below the Area Median Income as established for the New Haven area by the United States Department of Housing and Urban Development, and a minimum of 20% of the units will be restricted to tenants whose income is 50% or below the Area Median Income. Additionally, the Project will be subject to the City's Inclusionary Zoning Ordinance.

9. The City recently adopted a new Comprehensive Plan of Development known as Vision 2034. Vision 2034 notes that New Haven is "facing a severe affordable housing crisis" and that as of 2023, half of households in New Haven spend 30% or more of their annual income on housing related costs. Vision 2034 reports that throughout most of New Haven, less than 10% of homes are affordable for families earning 50% of the area median income or less. Vision 2034 lists as its Goal 2 to "Increase housing supply" and states as one of the strategies to accomplish this goal, Strategy 2.3, which reads "[a]mend ordinances and policies to better support housing development." This Petition for a map amendment to rezone the Shelton Avenue Properties to the RH-2 District to enable the development of 240 units of affordable housing directly implements Strategy 2.3.

10. Vision 2034 also lists as its Goal 4 "to [t]ransform empty and run-down properties into affordable housing and other community resources." Petitioner's plans to rehabilitate the mill building on 89 a/ka 91 Shelton Avenue and to construct two new apartment buildings on 71 Shelton Avenue, which is currently empty, directly advances Goal 4 of the Comprehensive Plan of Development.

201 residential development, which is comprised of 398 dwelling units, is located at 201 Munson Street on approximately 13 acres.

12. 201 Munson Street had also historically been part of the Winchester Repeating Arms Company factory complex and was zoned in 2018 from the IH District to the RH-2 District to permit residential development.

13. This Petition seeks to extend the RH-2 District immediately north from 201 Munson Street to include the Shelton Avenue Properties and thereby enable the development of the Elm City Lofts Project.

14. This request for a map amendment complies with the requirements for a zoning amendment under § 64(d)(2) of the Zoning Ordinance. A map amendment is needed because the Shelton Avenue Properties were zoned IH many years ago and heavy industrial uses have not been present on the Shelton Avenue Properties for many years. The IH zoning is no longer appropriate for the Shelton Avenue Properties, which are surrounded on two sides by residential uses and residential zoning districts. Accordingly, the requested map amendment is required because changes have taken place in the City, in the patterns of land use, in the supply of land and in its peculiar suitability for residential use, which makes the requested map amendment appropriate under § 64(d)(2) of the Zoning Ordinance.

15. Additionally, in compliance with § 63(d)(2) of the Zoning Ordinance, no negative effect of the requested map change on the surrounding area is anticipated, because the surrounding area is largely residential and zoned RH-2 or another residential district.

16. As stated above, the map amendment being sought in this petition furthers the purposes of the City's Comprehensive Plan of Development and the

Comprehensive Plan as required by § 63(d)(2) of the Zoning Ordinance and Article XIII, §2C of the City Charter. This petition seeks to extend an adjacent zoning district, the RH-2 District, to the Shelton Avenue Properties, so that the requested map amendment is in accord with the City's Comprehensive Plan (i.e. its other zoning districts and maps). Moreover, other zoning districts have been considered for the Shelton Avenue Properties, as required by § 63(d)(2) of the Zoning Ordinance, including the IH District, which is not appropriate for the Shelton Avenue Properties because the IH District does not permit residential use, and a possible Planned Development District, which is not necessary because the Elm City Lofts project can be developed in accordance with the requirements of the adjacent RH-2 District. Finally, the size of the area involved in this Petition is 5.032 acres, which is in excess of the minimum required acreage for a zoning map amendment under § 64(d)(2)c of the Zoning Ordinance.

17. As also required by Article XIII § 2C of the City of New Haven Charter, this Amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

18. As additionally required by Article XIII § 2B of the City of New Haven Charter, the proposed Amendment is uniform for each class of buildings or structures throughout the RH-2 District.

WHEREFORE, Petitioner requests that the Board of Alders amend the Zoning Map in the manner set forth in Attachment C, page 2.

Respectfully submitted

Petitioner,
Elm City Lofts, LLC

By: Joshua Greenblatt

ATTACHMENT B

ZONING ORDINANCE MAP AMENDMENT APPROVING A CHANGE IN THE DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE INDUSTRY H DISTRICT – HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2)

WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Elm City Lofts, LLC (“Petitioner”) filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the “Petition”) requesting that the Board of Alders amend the New Haven Zoning Ordinance Map (the “Zoning Map”) to indicate that 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue located in the Newhallville section of New Haven, which property is to be conveyed to the Petitioner and is currently located in the Industry H District – Heavy Industry (IH), be designated on the Zoning Map as being located in the Residential General High Density District (RH-2) (the “Map Amendment”); and

WHEREAS, on _____, 2026 pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for their advice; and

WHEREAS, on _____, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending _____ of the Petition, City Plan Commission Report No. _____ _____; and

WHEREAS, following the public hearing of the Board of Alders Legislation Committee on _____, the Committee issued a _____report; and

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the development of affordable housing, a priority of Vision 2034, the City's Comprehensive Plan of Development, and will extend an existing adjacent zoning district; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the RH-2 district and exceeds the minimum size required for a map amendment..

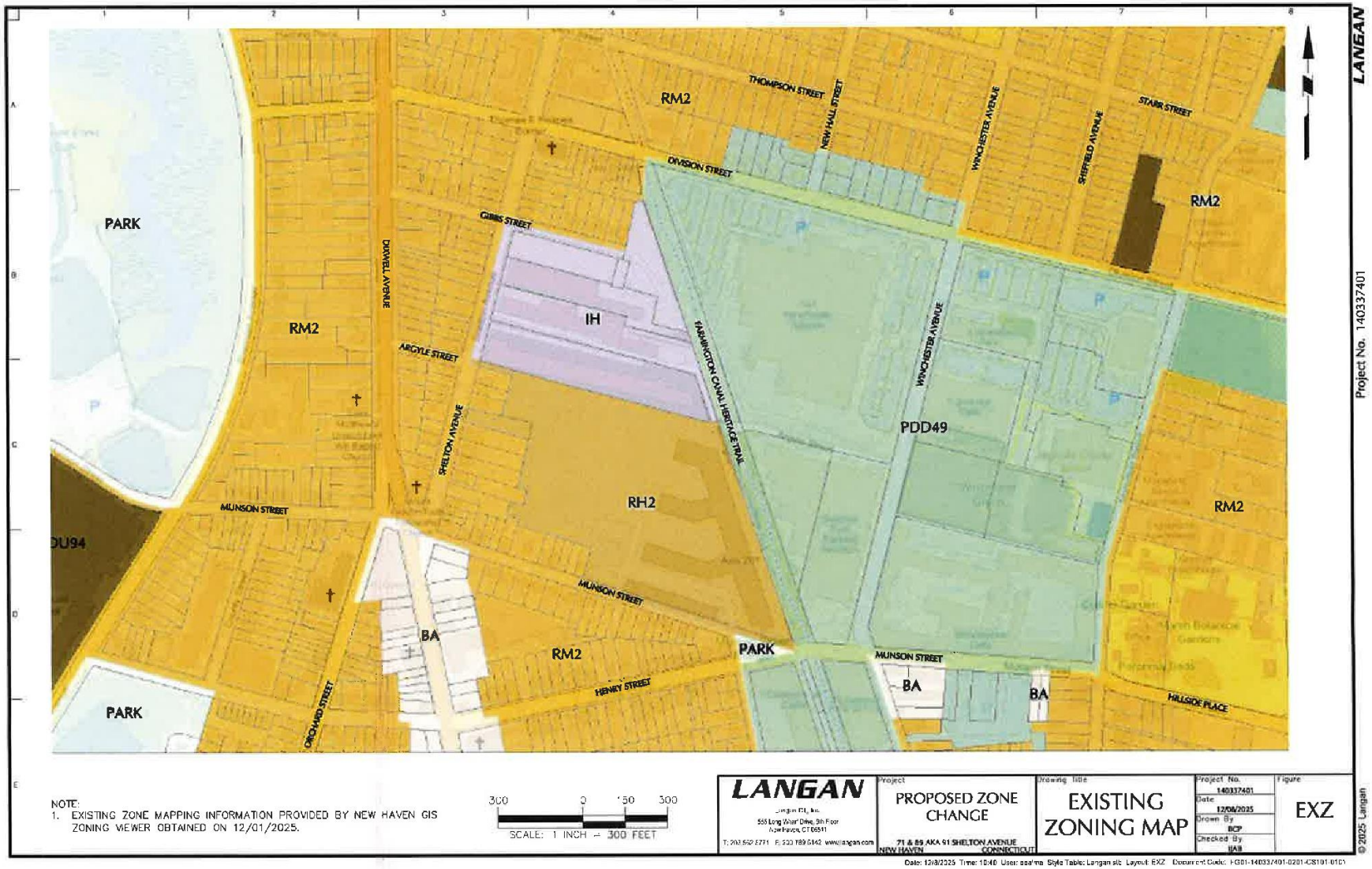
NOW THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Petition of Elm City Lofts, LLC for an Amendment to the Zoning Map to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from

Industry H District – Heavy Industry (IH) to Residential General High Density District (RH-2) is granted and the Zoning Map shall be amended to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue as being located in RH-2 District. This Ordinance shall be effective on the day after the date of publication of notice of the adoption of this Ordinance.

_____
Signed

_____
Date

ATTACHMENT C
Page 1



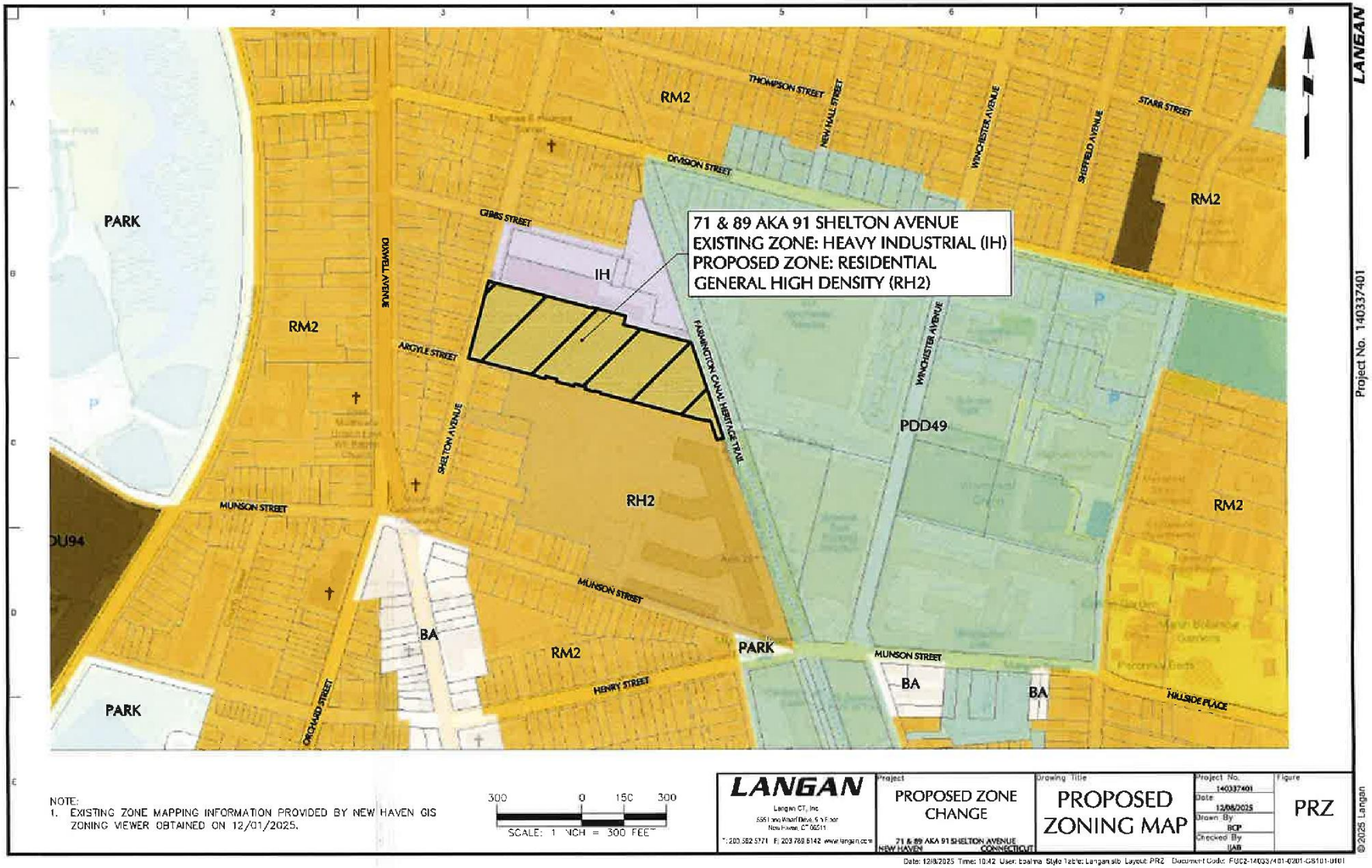
NOTE:
1. EXISTING ZONE MAPPING INFORMATION PROVIDED BY NEW HAVEN GIS ZONING VIEWER OBTAINED ON 12/01/2025.

300 0 150 300
SCALE: 1 INCH = 300 FEET

LANGAN	Project: PROPOSED ZONE CHANGE	Drawing Title: EXISTING ZONING MAP	Project No. 140337401
	71 & 89 AKA 91 SHELTON AVENUE NEW HAVEN CONNECTICUT		Date 12/08/2025
			Drawn By BCP
			Checked By IAB
			Figure EXZ

Date: 12/8/2025 Time: 10:40 User: ppalma Style Table: Langan.stb Layout: EXZ Document Date: FG01-140337401-0201-CS101-0101

ATTACHMENT C
Page 2



ATTACHMENT D

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

December 5, 2025
140____01

ZONE CHANGE DESCRIPTION
IH TO RH2

Beginning at a point marking the centerline of Shelton Avenue, said point being 224 feet more or less southerly from the intersection of Gibbs Street and Shelton Avenue;

Thence running southeasterly in part through the Shelton Avenue and in part along the northerly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 505 feet more or less to a point;

Thence running southwesterly along the easterly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 32 feet more or less to a point;

Thence running southeasterly along the northerly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 248 feet more or less to a point on the westerly side of the Farmington Canal Trail;

Thence running southeasterly along the westerly boundary line of the Farmington Canal Trail a distance of 360 feet more or less to a point;

Thence running southwesterly along the southerly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 25 feet more or less to a point;

Thence running northwesterly along the westerly boundary line of land now or formerly of The New Haven Business Center, LLC a distance of 70 feet more or less to a point;

Thence running northwesterly in part along the southerly boundary line of land now or formerly of ZYS Development LLC and in part through Shelton Avenue a distance of 923 feet more or less to a point in the centerline of Shelton Avenue;

Thence running northeasterly along said centerline of Shelton Avenue a distance of 283 feet more or less to the point of beginning.

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com
New Jersey • New York • Connecticut • Massachusetts • Pennsylvania • Washington, DC • West Virginia • Ohio • Florida • Texas • Colorado • Arizona • Washington • California
Athens • Calgary • Dubai • London • Panama

..title
ZONING MAP AMENDMENT APPROVING THE ZONING DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE FROM INDUSTRY H DISTRICT – HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2).

..body
WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Elm City Lofts, LLC ("Petitioner") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the "Petition") requesting that the Board of Alders amend the New Haven Zoning Ordinance Map (the "Zoning Map") to indicate that 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue located in the Newhallville section of New Haven, which property is to be conveyed to the Petitioner and is currently located in the Industry H District – Heavy Industry (IH), be designated on the Zoning Map as being located in the Residential General High-Density District (RH-2) (the "Map Amendment");

WHEREAS, on January 5, 2026, pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for their advice;

WHEREAS, on February 25, 2026, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1678-06;

WHEREAS, following the public hearing of the Board of Alders Joint Legislation and Tax Abatement Committee on February 24, 2026, the committee recommended approval of the Petition;

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the development of affordable housing, a priority of Vision 2034, the City's Comprehensive Plan of Development, and will extend an existing adjacent zoning district;

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the RH-2 district and exceeds the minimum size required for a map amendment.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the Petition of

Elm City Lofts, LLC for an Amendment to the Zoning Map to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from Industry H District – Heavy Industry (IH) to Residential General High Density District (RH-2) is granted and the Zoning Map shall be amended to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue as being located in RH-2 District.

BE IT FURTHER ORDAINED this amendment shall be effective on the day after the date of publication of notice of the adoption of this Zoning Map Amendment.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0015

Agenda Date: **Version:** 2 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 2.

WHEREAS, the New Haven Board of Education and the New Haven Federation of Teachers, LOCAL 933, AFT, AFL-CIO reached a tentative agreement on a new Collective Bargaining Agreement, with a term from July 1, 2026, to June 30, 2029; and

WHEREAS, the New Haven Federation of Teachers, Local 933, AFT, AFL-CIO held a successful membership vote on January 9, 2026, to ratify this tentative agreement; and

WHEREAS, the New Haven Board of Education voted to approve this tentative agreement at its Regular Meeting on January 12, 2026; and

WHEREAS, the Charter of the City of New Haven requires the approval of the Board of Alders for multi-year professional services agreements.

NOW THEREFORE BE IT ORDERED by the Board of Alders of the City of New Haven that the Collective Bargaining Agreement between the New Haven Board of Education and the New Haven Federation of Teachers, Local 933, AFT, AFL-CIO is hereby approved.

BE IT FURTHER ORDERED that the President of the Board of Education or the Mayor is authorized to execute the Collective Bargaining Agreement as well as such additional instruments as may be deemed necessary or expedient to implement its terms.

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE NEW HAVEN BOARD OF EDUCATION AND THE NEW HAVEN FEDERATION OF TEACHERS, LOCAL 933, AFT, AFL-CIO FROM JULY 1, 2026, TO JUNE 30, 2029

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: 1/14/2026

Meeting Submitted For: 1/20/2026

Regular or Suspension Agenda: Regular

Submitted By: Dr. Madeline Negrón Superintendent

Amilcar Hernandez, CFO & Dr. Paul Whyte CSO

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO AUTHORIZE THE BOARD OF EDUCATIONS TENTATIVE AGREEMENT WITH NEW HAVEN FEDERATION OF TEACHERS, LOCAL 933 FROM JULY 1, 2026 TO JUNE 30, 2029 AS PRESENTED.

Comments: Legistar File ID: LM-2026-0015

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

*** SUSPENSION AGENDA ITEMS MUST BE DISCUSSED WITH PRESIDENT OF BOA***

Dr. Paul Whyte
Chief of School Operations

NEW HAVEN PUBLIC SCHOOLS

Phone: 475-220-1591

January 15, 2026

Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor

Re: Local 933 – New Haven Federation of Teachers

Dear Honorable Walker-Myers

I respectfully submit the enclosed submission requesting the approval for a tentative agreement Local 933 – New Haven Federation of Teachers from July 1, 2026 to June 30, 2029.

This Tentative Agreement was reached following good-faith negotiations and is subject to ratification by both parties. The agreement reflects a balanced approach that supports recruitment and retention of educators, addresses health and safety, clarifies working conditions, and provides structured salary adjustments over the three-year term while remaining mindful of the City's fiscal responsibilities. The New Haven Board of Education on January 12, 2026, and is now submitted to the Board of Alders in accordance with City Charter and procedures for final approval.

Agreement and supporting documentation for your consideration. Representatives from the Board of Education and the New Haven Federation of Teachers will be available to answer any questions the Board of Alders may have during the review process.

Thank you again for your time, consideration and continued support of New Haven Public Schools.

Very truly yours,

Dr. Paul Whyte
Chief of School Operations

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO AUTHORIZE THE BOARD OF EDUCATIONS TENTATIVE AGREEMENT WITH NEW HAVEN FEDERATION OF TEACHERS, LOCAL 933 FROM JULY 1, 2026 TO JUNE 30, 2029 AS PRESENTED.

WHEREAS, the New Haven Board of Education (the "Board") and Board of Education, New Haven Federation of Teachers, LOCAL 933. (the "Local 933 Teachers") are the parties (collectively the "Parties"); and

WHEREAS, the Parties reached a tentative agreement with Local 933 Teachers (the "Agreement"); and

WHEREAS, the district staff submitted the tentative agreement with Local 933 Teachers as presented to the Board, which was approved at its January 12, 2026 Board of Education Special meeting; and

WHEREAS, the Charter of the City of New Haven requires the approval of the Board of Alders for multi-year professional services agreements.

NOW THEREFORE BE IT ORDERED, by the Board of Alders of the City of New Haven that the Agreement with Local 933 Teachers is hereby approved.

BE IT FURTHER ORDERED, that the President of the Board of Education or the Mayor is authorized to execute the Agreement as well as such additional instruments as may be deemed necessary or expedient to implement the terms of the agreement.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **January 15, 2026**

FROM: Department/Office Board of Education/NHPS

Person Dr. Madeline Negrón, Amilcar Hernandez & Dr. Paul Whyte Phone 475-220-1000

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

Title of the Legislation

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO AUTHORIZE THE BOARD OF EDUCATIONS TENTATIVE AGREEMENT WITH NEW HAVEN FEDERATION OF TEACHERS, LOCAL 933 FROM JULY 1, 2026 TO JUNE 30, 2029 AS PRESENTED.

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 alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	**January 15, 2026**		
FROM (Dept.):	**Board of Education/New Haven Public Schools**		
CONTACT:	**Dr. Madeline Negrón, Amilcar Hernandez & Dr. Paul Whyte**	**PHONE**	**475-220-1000**

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO AUTHORIZE THE BOARD OF EDUCATIONS TENTATIVE AGREEMENT WITH NEW HAVEN FEDERATION OF TEACHERS, LOCAL 933 FROM JULY 1, 2026 TO JUNE 30, 2029 AS PRESENTED.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual Year-1	**$4,911,470**	**$2,026,183**	**$0**	
4. Annual Year-2	**$4,695,878**	**$1,937,242**	**$0**	
5. Annual Year-3	**$4,705,548**	**$1,941,231**	**$0**	
B. Non-personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	**$0**	**$0**	**$0**	

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO	**X**
YES	

1. One-time	**$0**
2. Annual	**$0**

Other Comments:

The agreement calls for a 4.87% increase for FY 26-27, 4.44% for 27-28 and 4.26% for FY 28-29.

The total cumulative increase is 13.57% or $20,217,553

New Haven Board of Education
2025 Teacher Negotiations
December 29, 2025
11 a.m.

TENTATIVE AGREEMENT
Subject to ratification by both parties

Proposals not mentioned are hereby withdrawn by the respective party.

Term: 3 years

MOUs: The parties will produce and review any and all remaining memoranda of agreement, and any memorandum of agreement that is not re-executed by the parties shall be null and void, effective July 1, 2026, unless they otherwise expire by their own terms on specific dates.

The parties agree that the NHFT President and Vice President shall meet with the Director of Human Resources and Labor Relations and other Superintendent designee(s) and confer on this issue no later than March 1, 2026.

Salary

Year 1: Drop lowest step and add new step ($3,750 over 25-26 Step R).

Step movement to those moving through the step. (4.30%)

Year 2: Step movement to those moving through the step and 2.2% GWI to all (4.69%)

Year 3: Step movement to those moving through the step and 2.25% GWI (4.55%)

Total: 13.53%

Insurance

a. 4 current insurance plans remain.
b. No change to Premium Cost Share for any plan
c. Post deductible Rx copays max: ($1,000/$2,000)
d. 100% covered after deductible
e. Preventative Drug Rider
f. Mammograms/related ultrasounds covered
g. Amend Article XIII, SECTION 1(b) to read:

> Employees must contribute a percentage of the cost of his/her (and the cost of eligible dependents) health and dental benefits based upon the ~~Equivalent Fully Underwritten~~ ***allocation*** rates ~~in effect~~ at the time.

Language Proposals

BOARD PROPOSAL NO. 3

Article II, Section 2, includes provisions that relate to the length and scheduling of the student school year, which are permissive subjects of negotiation over which the Board declines to negotiate. In addition, the Board proposes to clarify the current practice with respect to when teachers are required to report to work. Accordingly, this section shall be revised to read:

SECTION 2. School Year

(a) The work year of all teachers covered by this Agreement shall commence no earlier than the Tuesday after Labor Day, unless mutually agreed upon by the Board and the Federation, and shall terminate no later than June 30 annually if possible under State Law. During such period there shall be scheduled no more than one hundred eighty-two (182) regular teaching days where pupil attendance is required. Similarly, during such period, teachers shall be required to report ~~one~~ ***three (3)*** day***s*** prior to the pupils' first school day, ~~and shall be required to be in attendance one day after the last scheduled day for pupil attendance~~ but in no event be more than one hundred eighty-six (186) scheduled work days during such period. Teachers who were not employed by the Board during the previous school year may, for orientation and briefing purposes, be required to report four (4) days prior to the date upon which all other teachers are required to report. However, notwithstanding the foregoing, the Board may schedule two non-teaching work days contiguous to the beginning or end of the work year, provided the total length of the work year, including these two days, shall not exceed the overall one hundred eighty-six (186) workday limit.

(c) ***The Board shall notify the Federation of the*** ~~A~~ yearly calendar ~~shall be discussed with the Federation~~ prior to June 1 annually ~~and published~~.

BOARD PROPOSAL NO. 5

Amend Article II, Section 8 to reflect the Board's current practice as follows:

SECTION 8. After School Meetings

(a) With the aim of continuing to improve communications and to utilize fully the professional resources of the teaching profession, teachers are required to attend ~~three (3)~~ ***two (2)*** parent conferences ***and one (1) open house*** per year ~~to be held after each of the first three report cards~~, and are encouraged to attend PTA and other parent group meetings, ***and other school events***.

BOARD PROPOSAL NO. 6

Amend Article II, Section 9 to reflect the proper Administrative title:

SECTION 9. School Visitors

(a) The Board and the Federation agree that parents or guardians of students attending the school are not only welcome to the New Haven Public Schools but also shall be encouraged to visit such schools. However, such visits should be conducted in such a way so as not to interrupt the school educational program.

(b) The procedure for visits of parents, guardians and/or others in a particular school shall be established by the ~~Area Director of Administration Supervision~~ ***Assistant Superintendent*** and the Principal, in accordance with the Superintendent's general policy.

BOARD PROPOSAL NO. 8

Amend Article VI, Section 1(b) to read:

(b) The Board and/or the Superintendent or her/his designated representative may request a doctor's certificate to be presented by any teacher attesting to illness sufficient to keep the teacher from work for ~~five (5)~~ ***four (4)*** consecutive ***work*** days or more. If there exists any reasonable doubt concerning the teacher's illness, the Board or the Superintendent or her/his designee may require such teacher to submit to an examination by an independent physician acceptable to the teacher and the Board at the Board's expense.

BOARD PROPOSAL NO. 9/ NHFT PROPOSAL NO. 21

Amend Article VI, Section 6(b) to read:

(a) Bereavement Leave - A leave of absence not to exceed five ***work*** (5) days ~~immediately~~ following the date of death shall be granted to any teacher whose wife, husband, ***domestic partner,*** father, mother, father-in-law, mother-in-law, brother, sister, ***parent of domestic partner, sibling of domestic partner,*** brother-in-law, sister-in-law, child, grandparent, or grandchild dies. Such leave shall be with pay. ***An employee wishing to demonstrate a domestic partner relationship must execute an affidavit with HR department, together with appropriate evidence of joint residency and mutual dependence.***

(1) Time off to attend the funeral of aunts, ~~and~~ uncles, ***nieces and nephews*** shall be granted. Such leave shall be with pay not to exceed one (1) day.

(2) In the event of the death of a New Haven teacher, the Superintendent shall designate a delegation of teachers from the teacher's school to attend the funeral.

BOARD PROPOSAL NO. 10

Amend Article VII, Section 2(d) to delete old language:

(d) Interschool assignment. The Superintendent or his/her designee will provide notification in writing to the teachers of any changes in their school assignment, program, schedules, assignment, grades, subjects or rooms for the following school year as soon as practicable, but, in any event, no later than the close of school annually. However, it is understood that where special conditions arise changes in interschool assignment may be made to fulfill the assignments of a particular situation. Such interschool assignments shall reflect the best interests of the school system.

~~Notwithstanding the foregoing, there shall be no involuntary transfers for the duration of the 2020-2023 collective bargaining agreement.~~

BOARD PROPOSAL NO. 11

Delete Article XII, Sections 14(e) & 14(f):

~~(e) A full summer school session shall be thirty (30) working days.~~

~~(f) Each workday shall consist of four (4) hours of work.~~

NHFT PROPOSAL NO. 1

Amend Article II, Section 1 to read:

SECTION 1. Fair Disciplinary Policy

(a) No teacher shall be ~~suspended~~ ***disciplined*** except for just cause.

NHFT PROPOSAL NO. 3

Amend Article II, Section 2 to read:

SECTION 2. School Year

(d) The work year of all teachers covered by this Agreement shall commence no earlier than the Tuesday after Labor Day, unless mutually agreed upon by the Board and the Federation, and shall terminate no later than June 30 annually if possible under State Law. During such period there shall be scheduled no more

than one hundred eighty-two (182) regular teaching days where pupil attendance is required. Similarly, during such period, teachers shall be required to report ~~one~~ ***three (3)*** day***s*** prior to the pupils' first school day, ~~and shall be required to be in attendance one day after the last scheduled day for pupil attendance~~ but in no event be more than one hundred eighty-six (186) scheduled work days during such period. ***Teachers will be given two (2) half days unencumbered for classroom preparation before students arrive at the discretion of the Superintendent.*** Teachers who were not employed by the Board during the previous school year may, for orientation and briefing purposes, be required to report four (4) days prior to the date upon which all other teachers are required to report. However, notwithstanding the foregoing, the Board may schedule two non-teaching work days contiguous to the beginning or end of the work year, provided the total length of the work year, including these two days, shall not exceed the overall one hundred eighty-six (186) workday limit.

NHFT PROPOSAL NO. 5

Amend Article II, Section 4 (b) to read:

(b) ~~Lunch duty at the Elementary Schools shall be on a voluntary basis and teachers who voluntarily take this duty shall be paid in accordance with present practice. If several teachers volunteer, the duty will be rotated around them.~~ Teachers may leave the school building during their lunch periods ***except if a collateral duty is assigned during that time***.

NHFT PROPOSAL NO. 6

~~Amend Article II, Section 5 to read:~~

SECTION 5. Class Size

(a) No class ***from pre-school shall have more than twenty (20) pupil, no class*** from Grades K-2 shall have more than twenty-six (26) pupils and no class from Grades 3-12 shall have more than twenty-seven (27) pupils, provided that additional numbers may be assigned to K-2 classes, if additional assistance is provided, but in no case in excess of average past practice. The Board shall make a reasonable effort ~~to lower~~ ***to assure the following number of pupils in the following grades: Preschool class size no more than twenty (20) pupils,*** Grades K-2 class size ~~to~~ no more than twenty-five (25) pupils and Grades 3-12 class size ~~to~~ no more than twenty-six (26) pupils. ***Both parties agree to meet in March 2028 to review enrollment and discuss class size for the 2028-2029 school year.***

NHFT PROPOSAL NO. 7

The parties agree to form a joint Caseload Review Committee, consisting of no more than ten (10) people (with equal representation from the Board and Federation) to

review and discuss special education caseload levels, staffing shortages, support staff allocations, and mitigation strategies. The committee will meet three (3) times during the academic year (at the beginning of the academic year, after first semester data has been submitted and after second semester data is submitted) on mutually agreeable dates.

NHFT PROPOSALS NO. 8 & NO. 9

Amend Article II, Section 5 to add the following language:

(i) The Board shall make a reasonable effort to achieve the Staffing Guidelines set forth in Appendix D.

NHFT PROPOSAL NO. 12

Amend Article II, Section 11 to read:

SECTION 11. Health and Safety

(a) The Board agrees to provide for adequate facilities and equipment necessary to maintain a high standard of health and safety.

(b) School Administrators will arrange for the repair of malfunctioning equipment both in the educational process and in the maintenance of plant as soon as possible when reported by Teachers.

(c) ***The Chief of School Operations ("CSO") shall meet monthly with the Union President and Vice President to review outstanding work orders and concerns related to the health and safety conditions within the school environment.***

NHFT PROPOSAL NO. 13

Amend Article II, Section 12, Subsection (f) to read:

SECTION 12. Non-teaching Duties

...

(f) Assignment of non-teaching duties shall be equitably distributed among teachers in each school. In accordance with the foregoing, building principals shall consider written teacher requests concerning such assignments, provided the request is made before the end of the preceding school year. ***A master schedule of non-teaching duty assignments shall be developed and shared with all staff no later than the first staff meeting at the beginning of the school year. Notwithstanding the foregoing, the parties understand and agree that the master schedule is subject to change dependent upon the needs of the school building.***

NHFT PROPOSAL NO. 16

Amend Article II, to include a new section as follows:

Itinerants

(a) Each itinerant shall be assigned a designated Home School/Building Site to serve as the primary location for evaluation, administrative communication, and professional development activities.

(b) Itinerants will have access to the following in each assigned building: a designated work space, a school-issued desktop or laptop computer and a landline telephone.

(c) A minimum of 20 minutes shall be built into the schedule for each instance of inter-site travel during the workday.

(d) Temporary assignment to alternate school sites may occur and written notification shall be given whenever possible.

(e) Barring special circumstances, as determined by the Superintendent in her sole discretion, permanent changes to assignments will follow the established protocol for transfers and promotions as outlined in Article VII.

(f) Itinerants will not be assigned collateral or non-teaching duties except if they are assigned to one building only.

NHFT PROPOSAL NO. 17

New Section: Budget Transparency (Article V – Federation Rights)

Once the budget process is complete and approved by the New Haven Board of Education, the Board will post the line item budget on the Board website, with the understanding that changes may occur throughout the school year.

NHFT PROPOSAL NO. 18

New Section: Academic Freedom

The Federation will be permitted to provide input to the New Haven Board of Education in the event Board Policy No. 4107 is up for reconsideration and/or discussion by the Board.

NHFT PROPOSAL NO. 19

New Section: LGBTQI+

The Federation will be permitted to provide input to the New Haven Board of Education in the event Board Policy No. 5145.53(a) is up for reconsideration and/or discussion by the Board.

NHFT PROPOSAL NO. 20

Amend Article XVI, to include a new section as follows:

Federation Representation on Hiring Committees

> ***The Federation will be permitted to select one member to serve on the hiring committee for all administrative positions. For purposes of this section, "administrative" shall mean all SAA and Cabinet positions except the Superintendent of schools.***

NHFT PROPOSAL NO. 22

Amend Article VII, Section 3(a) to read:

SECTION 3. Improved Process for Intra-School Assignment

(a) Notification in writing will be given to the teachers of any changes in their programs, schedules assignments, grades, subject, or rooms, for the following school year as soon as practicable, but in any event no later than one week before the close of school annually. However, it is understood that where special conditions arise changes in assignments may be made to fulfill the assignments of a particular situation, in which event, written notice will be given to the teachers as soon as practical after the change is made. ***It shall be the goal of the Board to make such changes in assignment in good faith and with reasonable efforts to minimize disruption.***

NHFT PROPOSAL NO. 24

Amend Article X, Section 1 to read:

SECTION 1. The following facilities shall be provided for teachers.

...

(k) ***Each teacher shall be assigned a school-issued desktop or laptop computer. In the event that the assigned device becomes inoperable or otherwise unusable for work-related duties, a working replacement shall be provided within five (5) business days if available in stock at the district offices. If a new laptop must be ordered, the parties acknowledge the Board does not control shipping times and disruptions caused thereby and shall not be held responsible for any delays caused as a result.***

NHFT PROPOSAL NO. 25

Amend Article XII, Section 1 to read:

SECTION 1. Teachers with advanced degrees beyond the Bachelor's shall receive additional compensation by reason of such degrees or additional study as set forth in the salary

schedule. Except for cause shown, teachers will be placed in the MA salary schedule if they have completed thirty (30) credits beyond the Bachelor's Degree in a planned course of study approved by an accredited college or university directly related to teaching and learning in the district. Except for cause shown, teachers will be placed in the 6th year salary schedule if they have completed thirty (30) credits beyond the Master's Degree, ***or has completed a 60 credit Master's Degree,*** in a planned course of study approved by an accredited college or university that is directly related to teaching and learning in the district. A teacher commencing such a planned course of study when already employed by the Board shall obtain prior approval from the Superintendent.

NHFT PROPOSAL NO. 26

Amend Article XII, Section 13 to read:

SECTION 13. Home Bound Compensation

Homebound teachers shall be paid ~~$32.00~~ ***$35.00*** per hour. Teachers shall be certified in the area in which they are requested to teach. Such assignments are voluntary.

NHFT PROPOSAL NO. 27

Amend Article XII, Section 14 to read:

SECTION 14. Summer School

(d) Teachers teaching in the summer school shall be paid ~~$32.00~~ ***$35.00*** per hour.

NHFT PROPOSAL NO. 28

Amend Article XII, Section 15 to read:

SECTION 15. Adult Education

...

Adult education teachers shall be paid ~~$32.00~~ ***$35.00*** per hour. Teachers shall be certified in the area in which they are requested to teach. Such assignments are voluntary.

NHFT PROPOSAL NO. 32A

Amend Article II, Section 6 to read:

SECTION 6. Teaching Load (NEW)

(e) ***Lead teachers shall be assigned one less course than the contractual maximum for each academic year the position is held.***

NHFT PROPOSAL NO. 36

Longevity: Teachers with 25 or more years of experience teaching in New Haven shall receive the following longevity payments.

Y1: $800

Y2: $850

3: $900

NHFT PROPOSAL NO. 37

Move Cheerleading Stipend to Appendix B / Coaches' Salary Schedule

	1	2	3	4
Cheerleading Coach	$7395	$7595	$7795	$7995

NHFT PROPOSAL NO. 39

Increase the Stipend in Appendix C (Sound School) as follows:

- **Yr 1: ~~$14,250~~ 15,000**
- **Yr 2: ~~$14,750~~ 15,500**
- **Yr 3: ~~$15,250~~ 16,000**

NEW HAVEN BOARD OF EDUCATION

Date: 12/29/2025

Matthew Wilcox
Vice President, NHBOE

NEW HAVEN FEDERATION OF TEACHERS

Jennifer Graves, Vice President NHFT

Date: 12/29/2025

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: 1/14/2026

Meeting Submitted For: 1/20/2026

Regular or Suspension Agenda: Regular

Submitted By: Dr. Madeline Negrón Superintendent

Amilcar Hernandez, CFO & Dr. Paul Whyte CSO

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO AUTHORIZE THE BOARD OF EDUCATIONS TENTATIVE AGREEMENT WITH NEW HAVEN FEDERATION OF TEACHERS, LOCAL 933 FROM JULY 1, 2026 TO JUNE 30, 2029 AS PRESENTED.

Comments: Legistar File ID: LM-2026-0015

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

*** SUSPENSION AGENDA ITEMS MUST BE DISCUSSED WITH PRESIDENT OF BOA***

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0014

Agenda Date: **Version:** 2 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 1.

WHEREAS, the New Haven Board of Education and the School Administrators Association of New Haven, Inc., AFSA Local 18 reached a tentative agreement on a new Collective Bargaining Agreement with a term from July 1, 2026, to June 30, 2029; and

WHEREAS, the School Administrators Association of New Haven, Inc., AFSA Local 18, obtained support from its membership to ratify this tentative agreement; and

WHEREAS, the New Haven Board of Education voted to approve this tentative agreement at its Regular Meeting on January 12, 2026; and

WHEREAS, the Charter of the City of New Haven requires the approval of the Board of Alders for multi-year professional services agreements.

NOW THEREFORE BE IT ORDERED by the Board of Alders of the City of New Haven that the Collective Bargaining Agreement between the New Haven Board of Education and the New Haven School Administrators Association, Inc., AFSA Local 18, is hereby approved.

BE IT FURTHER ORDERED that the President of the Board of Education or the Mayor is authorized to execute the Collective Bargaining Agreement as well as such additional instruments as may be deemed necessary or expedient to implement its terms.

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE NEW HAVEN BOARD OF EDUCATION AND THE SCHOOL ADMINISTRATORS ASSOCIATION OF NEW HAVEN, INC., AFSA LOCAL 18, FROM JULY 1, 2026, TO JUNE 30, 2029

Dr. Paul Whyte
Chief of School Operations

NEW HAVEN PUBLIC SCHOOLS

Phone: 475-220-1591

January 15, 2026

Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor

Re: Local 933 – New Haven Federation of Teachers

Dear Honorable Walker-Myers

I respectfully submit the enclosed submission requesting the approval for a tentative agreement Local 18 – School Administrators Association from July 1, 2026 to June 30, 2029.

This Tentative Agreement was reached following good-faith negotiations and is subject to ratification by both parties. The agreement reflects a balanced approach that supports recruitment and retention of school administrators, addresses health and safety, clarifies working conditions, and provides structured salary adjustments over the three-year term while remaining mindful of the City's fiscal responsibilities. The New Haven Board of Education on January 12, 2026, and is now submitted to the Board of Alders in accordance with City Charter and procedures for final approval.

The tentative agreement and supporting documentation are enclosed for your review and consideration. Representatives from the Board of Education and the School Administrators Association will be available to answer any questions the Board of Alders may have during the review process.

Thank you again for your time, consideration and continued support of New Haven Public Schools.

Very truly yours,

Dr. Paul Whyte
Chief of School Operations

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO AUTHORIZE THE BOARD OF EDUCATIONS TENTATIVE AGREEMENT WITH NEW HAVEN SCHOOL ADMINISTRATORS ASSOCIATION LOCAL 18 FROM JULY 1, 2026 TO JUNE 30, 2029 AS PRESENTED.

..body

WHEREAS, the New Haven Board of Education (the "Board") and Board of Education, School Administrators Association Local 18. (the "Local 18 Administrators") are the parties (collectively the "Parties"); and

WHEREAS, the Parties reached a tentative agreement with Local 18 Administrators (the "Agreement"); and

WHEREAS, the district staff submitted the tentative agreement with Local 18 Administrators as presented to the Board, which was approved at its January 12, 2026 Board of Education Special meeting; and

WHEREAS, the Charter of the City of New Haven requires the approval of the Board of Alders for multi-year professional services agreements.

NOW THEREFORE BE IT ORDERED, by the Board of Alders of the City of New Haven that the Agreement with Local 18 Administrators is hereby approved.

BE IT FURTHER ORDERED, that the President of the Board of Education or the Mayor is authorized to execute the Agreement as well as such additional instruments as may be deemed necessary or expedient to implement the terms of the agreement.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **all**

DATE: **January 15, 2026**

FROM: Department/Office Board of Education/New Haven Public Schools

Person Dr. Madeline Negrón, Amilcar Hernandez & Dr. Paul Whyte Phone 475-220-1000

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

Title of the Legislation
ORDER OF THE NEW HAVEN BOARD OF ALDERS TO AUTHORIZE THE BOARD OF EDUCATIONS TENTATIVE AGREEMENT WITH NEW HAVEN SCHOOL ADMINISTRATORS ASSOCIATION LOCAL 18 FROM JULY 1, 2026 TO JUNE 30, 2029 AS PRESENTED.

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 alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	**January 15, 2026**		
FROM (Dept.):	**Board of Education/New Haven Public Schools**		
CONTACT:	**Dr. Madeline Negrón, Amilcar Hernandez & Dr. Paul Whyte**	**PHONE**	**475-220-1000**

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS TO AUTHORIZE THE BOARD OF EDUCATIONS TENTATIVE AGREEMENT WITH NEW HAVEN SCHOOL ADMINISTRATORS ASSOCIATION LOCAL 18 FROM JULY 1, 2026 TO JUNE 30, 2029 AS PRESENTED.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual Year-1	**$575,298**	**$55,970**	**$0**	
4. Annual Year-2	**$552,691**	**$53,770**	**$0**	
5. Annual Year-3	**$553,812**	**$53,879**	**$0**	
B. Non-personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	**$0**	**$0**	**$0**	

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO	**X**
YES	

1. One-time	**$0**
2. Annual	**$0**

Other Comments:

The agreement calls for a 3.39% increase for FY 26-27, 3.15% for 27-28 and 3.06% for FY 28-29.

The total cumulative increase is 9.6% or $1,845,420

TENTATIVE AGREEMENT

Subject to ratification by both parties

Term: 3 years

Salary:

Y1: 3 GWI to all + step movement to those below max: 3.39%
Y2: 3 GWI to all + step movement to those below max: 3.15%
Y3: 3 GWI to all + step movement to those below max: 3.06%

Total: 9.59%

MOUs: The parties will produce and review any and all remaining memoranda of agreement, and any memorandum of agreement that is not re-executed by the parties shall be null and void, effective July 1, 2026.

Insurance:

Amend Article XII – Benefit Program

Section 2: Health Insurance Benefits

(a) The Board shall cover all employees scheduled to work twenty (20) hours per week or more and their eligible dependents under the following medical care program, a summary of which is attached as Schedule~~s~~ E-1:

1. High Deductible/HSA eligible plan ("HDHP")

(b) Employees shall contribute seventeen percent (17%) of the allocation rate for the HDHP.

LANGUAGE PROPOSALS

NO. 1

Amend Article IV, Sections (a) and (b)(1) to read:

(a) Daily Schedule – Personnel covered by the administrative supervisory salary schedule shall work a normal scheduled working day of eight (8) hours, not including the professional time described above. A duty free lunch period to be taken at a time agreed to by the ~~Area Director~~ ***Assistant Superintendent*** shall

be provided. For School Administrators, this normal scheduled working day will include the scheduled hours of the student and teachers; for Central Office Administrators, it will include the scheduled office hours of Central Office. As professionals and leaders, administrators will have reasonable discretion to schedule and deliver on remaining leadership obligations, including contact with parents and other stakeholders. Although the obligations of leadership may call for occasional unscheduled or out-of-schedule activities, planned leadership obligations should occur within predictable time periods, and administrators shall have reasonable ability to plan personal and other commitments.

(b) Yearly schedule - The work year of personnel covered by the administrative supervisory staff salary schedule shall be as follows:

1. Persons covered hereunder on a ten (10) month work year will be in the school ***five (5) working days*** ~~(1) week~~ in advance of the date when all ***teachers*** ~~members of the staff~~ are required to be on duty, and shall at the end of the year, remain available ***three (3) working days*** ~~one (1) week~~ after ***the last day of the*** ~~staff members have left at the close of the~~ school year, ***not to exceed one hundred ninety-four (194) days***. In the event the latter ~~five (5) days~~ ***week*** fall***s*** in the new fiscal year, then said ten (10) month administrators will be paid according to the previous salary schedule. Such persons shall be relieved from duty during all school holidays and all scheduled school vacation periods, provided, however, that the superintendent reserves the right, as the need of the school system may require, to determine the period when such persons may take their holiday and vacation time.

NO. 2

Clarify Article VII, Section 1 to read:

Each administrator shall be evaluated ***by a certified employee with a 092 or 093 certification*** at least once during each year of this Agreement. Administrators shall have the opportunity to review and discuss their evaluation with their Supervisors and shall have the right to receive copies of their individual evaluation reports if they request such. The administrator shall acknowledge that they have read their evaluation report by fixing their signature in the space provided for such purpose and such report shall then be placed in their personnel file. A signature of an administrator only signifies that they have read the report not that they agree with its content.

NO. 3

Amend Article XI, Sections 1 and 4 to correct typographical error as follows:

Section 1

In accordance with the Superintendent's Administrative Directives, all administrators shall promptly report all incidents which occur in their schools or within their area of responsibility.

Any administrator involved, or alleged to be involved, in the incident to be reported shall not be required to make such report as aforesaid, but shall promptly delegate the responsibility ***therefore*** to another administrator.

Section 4

(a) Whenever an administrator is absent from school as result of personal injury, compensable under the Connecticut Workers' Compensation Law, and caused by an assault arising out of and in the course of their employment, they shall be paid their full salary for the period of such absence without having such absence charged to the annual sick leave or accumulated sick leave as long as they are receiving worker's compensation. Any amount of salary payable pursuant to this Section shall be reduced by the amount of any Workers' Compensation award for temporary disability due to the said assault injury for the period for which such salary is paid. The Board shall have the right to have the administrator examined by a physician selected by the administrator from a list of at least four (4) physicians designated by the Board for the purpose of establishing the length of time during which the administrator is temporarily disabled from performing their duties. In the event there is no adjudication under Workers' Compensation or no physician's examination by a physician selected from the aforesaid Board list, then the opinion of the administrator's own physician as to the period of disability shall control.

(b) The Workers' Compensation Preferred Provider Program shall govern this Section ~~were~~ ***where*** applicable.

NO. 4

Amend Article XIII, Section 3(a) to read:

Section 3. Funeral Leave

(a) A leave of absence not to exceed five (5) ***working*** days ~~immediately~~ following the date of death shall be granted to any administrator whose wife, husband,

father, mother, father-in-law, mother-in-law, brother, sister, brother-in-law, sister-in-law, child (or grandparent) or grandchild dies. Such leave shall be with pay and shall not be charged to the administrator's sick leave.

NO. 5

Amend Article XI, Section 5 to read:

Section 5

~~Notification of~~ ***A***ny complaint pertaining to an administrator which is received by the Central Office shall be forwarded promptly to the administrator involved. An official complaint must be in writing. **T**he Superintendent ***or designee*** shall ***perform an initial review of the complaint to make a determination as to its validity. If the Superintendent or designee determines the complaint merits further investigation, the Superintendent or designee shall meet with all parties it deems appropriate. Provided the employee has no objection, the Association shall be permitted to attend the interviews any administrators. After conducting the investigation, the Superintendent or designee shall make a final determination concerning the allegations*** ~~make a determination as to the validity of the complaint promptly~~**.** If the complaint against the administrator is determined by the Superintendent to be valid and discipline is imposed on the administrator, the administrator against whom the complaint was filed may file a grievance at Step 2 of the Grievance Procedure in this Agreement within the time limits therein specified.

SAA **BOARD**

_____

_____

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2025-0639

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 3.

WHEREAS, pursuant to the City Charter and Sec. 2-376 of the General Code of Ordinances, multi-year agreements require approval by the Board of Alders; and

WHEREAS, the City of New Haven has negotiated a new three-year agreement with Verizon Wireless that includes a Customer Retention Incentive; and

WHEREAS, the negotiated agreement will result in a total cost of $1,984,068 over the three-year term, representing a savings of $883,932 when compared to the existing Verizon contract cost of $2,868,000 over the same period; and

WHEREAS, the contract will provide reliable cellular services necessary for City of New Haven and Board of Education operations while improving financial efficiency and cost predictability;

NOW, THEREFORE BE IT ORDERED that the Board of Alders hereby approves the three-year Verizon Wireless cellular services contract and authorizes the appropriate City officials to execute and administer the agreement in accordance with its terms; and

BE IT FURTHER ORDERED that the Board of Alders of the City of New Haven authorizes Mayor Justin Elicker to sign the three-year Verizon Wireless cellular services contract on behalf of the City of New Haven and Board of Education.

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING A NEW THREE-YEAR AGREEMENT WITH VERIZON WIRELESS FOR USE OF CELLULAR SERVICES BY THE CITY OF NEW HAVEN AND BOARD OF EDUCATION

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: December 23, 2025

Meeting Submitted For: January 5, 2026

Regular or Suspension Agenda: Regular

Submitted By: Michael S. Simeone, Chief Technology Officer

Title of Legislation:

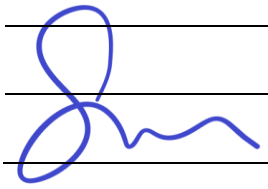
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE RENEWAL OF A NEW THREE-YEAR AGREEMENT WITH VERIZON WIRELESS FOR USE OF CELLULAR SERVICES BY THE CITY OF NEW HAVEN AND BOARD OF EDUCATION

Comments: Legistar File ID: LM-2025-0639

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:



Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

*** SUSPENSION AGENDA ITEMS MUST BE DISCUSSED WITH PRESIDENT OF BOA***

City of New Haven

Office of Technology
Michael S. Simeone
Chief Technology Officer

December 23, 2025

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

RE: Renewal of the Verizon Cellular Contract

Dear President Walker-Myers:

Pursuant to the City Charter and the General Code of Ordinances, please find attached an order authorizing the approval of the recently negotiated Verizon cellular services contract for Board of Alders approval.

This new three-year agreement covers both the City of New Haven and the Board of Education and includes Verizon's Customer Retention Incentive. As a result, the contract will generate savings of $883,932 over the three-year term when compared to the existing Verizon agreement ($2,868,000 versus $1,984,068).

Should you have any questions or require additional information, please feel free to contact me directly at msimeone@newhavenct.gov.

I respectfully request approval of this contract, which will contribute to improved financial stewardship and enhanced operational efficiency for the City.

Very truly yours,

Michael S. Simeone
Chief Technology Officer

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE RENEWAL OF A NEW THREE-YEAR AGREEMENT WITH VERIZON WIRELESS FOR USE OF CELLULAR SERVICES BY THE CITY OF NEW HAVEN AND BOARD OF EDUCATION

..body
WHEREAS, pursuant to the City Charter and Sec. 2-376 of the General Code of Ordinances, multi-year agreements require approval by the Board of Alders; and

WHEREAS, the City of New Haven has negotiated a new three-year agreement with Verizon Wireless that includes a Customer Retention Incentive; and

WHEREAS, the negotiated agreement will result in a total cost of $1,984,068 over the three-year term, representing a savings of $883,932 when compared to the existing Verizon contract cost of $2,868,000 over the same period; and

WHEREAS, the contract will provide reliable cellular services necessary for City of New Haven and Board of Education operations while improving financial efficiency and cost predictability;

NOW, THEREFORE BE IT ORDERED that the Board of Alders hereby approves the three-year Verizon Wireless cellular services contract and authorizes the appropriate City officials to execute and administer the agreement in accordance with its terms; and

BE IT FURTHER ORDERED that the Board of Alders of the City of New Haven authorizes Mayor Justin Elicker to sign the three-year Verizon Wireless cellular services contract on behalf of the City of New Haven and Board of Education.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **December 23, 2025**

FROM: Department/Office: Department of Information Technology

Person: Michael Simeone, Chief Technology Officer Telephone: 203-946-4979

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE RENEWAL OF A NEW THREE-YEAR AGREEMENT WITH VERIZON WIRELESS FOR USE OF CELLULAR SERVICES BY THE CITY OF NEW HAVEN AND BOARD OF EDUCATION

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	December 23, 2025		
FROM (Dept.):	**Information Technology**		
CONTACT:	**Michael S. Simeone**	**PHONE**	**203-946-4979**

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE RENEWAL OF A NEW THREE-YEAR AGREEMENT WITH VERIZON WIRELESS FOR USE OF CELLULAR SERVICES BY THE CITY OF NEW HAVEN AND BOARD OF EDUCATION

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	**$0**	**$0**	**$0**	
B. Non-personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	$661,356	**$0**	**$0**	

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO	**X**
YES	

1. One-time

2. Annual $661,356

Other Comments: As a result, the contract will generate savings of $883,932 over the three-year term when compared to the existing Verizon agreement ($2,868,000 versus $1,984,068).

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: OR-2026-0004

Agenda Date: **Version:** 2 **Status:** Second Reading

In Control: Board of Aldermen **File Type:** Ordinance

Agenda Number: 4.

WHEREAS, Article VIII, Section 3 of the City Charter and Section 2-383 (1) of the Code of General Ordinances require the approval of the Board of Alders for the transfer of funds within the General Fund Operating Budget, as adopted, and Section 2-386 of the Code of General Ordinances requires the approval of the Board of Alders to create a position not included in the budget as adopted, or to reclassify an existing and included position; and

WHEREAS, a vacancy in the Supervising Librarian position occurred in August 2025 with the promotion of Jennifer Velez and a vacancy in the Library Supervisor position occurred in September 2025 with the departure of an employee; and

WHEREAS, these budget reclassifications will support the long-term sustainability of the Library's technology infrastructure and provide necessary support of public technology resources across all five public library locations; and

WHEREAS, the Public Library is seeking approval to reclassify the funding sources of the following positions:

Current Information:
General Funds, position no. 2010, Supervising Librarian, Rank 9, Step 4, salary: $82,027
Special Funds, position no. 23001, Library Technology Supervisor, Rank 10, Step 2, salary: $82,027

Revised Information:
General Funds, position no. 23001, Library Technology Supervisor, Rank 10, Step 2, salary: $82,027
Special Funds, position no. 2010, Supervising Librarian, Rank 9, Step 4, salary: $82,027; and

WHEREAS, the Public Library is seeking a neutral, no-cost budgetary adjustment permitting the reciprocal allocation of funding sources between general funds and special funds.

NOW, THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that:

Section 1. The Library Technology Supervisor position be reclassified under the Public Library General Funds budget.
Section 2. The Supervising Librarian position be reclassified under the Public Library Special Funds budget.
ORDINANCE AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO

APPROPRIATING ORDINANCE # 1 RECLASSIFYING THE POSITION OF LIBRARY TECHNOLOGY SUPERVISOR, POSITION NO. 23001, WITHIN THE PUBLIC LIBRARY BUDGET FROM THE SPECIAL FUNDS BUDGET TO THE GENERAL FUND BUDGET AND RECLASSIFYING THE SUPERVISING LIBRARIAN, POSITION NO. 2010, FROM THE GENERAL FUND BUDGET TO THE SPECIAL FUND BUDGET

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: January 22, 2026

Meeting Submitted For: February 2, 2026

Regular or Suspension Agenda: Regular

Submitted By: Maria Bernhey, City Librarian

Title of Legislation:

ORDINANCE AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO APPROPRIATING ORDINANCE # 1 RECLASSIFYING THE POSITION OF LIBRARY TECHNOLOGY SUPERVISOR, POSITION NO. 23001, WITHIN THE PUBLIC LIBRARY BUDGET FROM THE SPECIAL FUNDS BUDGET TO THE GENERAL FUND BUDGET AND RECLASSIFYING THE SUPERVISING LIBRARIAN, POSITION NO. 2010, FROM THE GENERAL FUND BUDGET TO THE SPECIAL FUND BUDGET

Comments: Legistar File ID: OR-2026-0004

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

LIBRARY BOARD

Andrew Giering
President

Claudia Merson
Vice President

Susan Lamar
Treasurer

Maria Bernhey
City Librarian & Director

Dr. Lauren Anderson

Lee Cruz

Hon. Justin Elicker
Ex-Officio Member

Giulia Gambale

Hon. Jeanette Morrison
Aldermanic
Representative

Jeanette Sykes

Dijonée Talley

January 21, 2026

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

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached ordinance amendment to request the reclassification of the Library Technology Supervisor position, no. 23001, within the Public Library budget from the Special Funds budget to the General Fund budget and reclassification of the Supervising Librarian, position no. 2010, from the General Fund budget to the Special Fund budget.

The role the Public Library serves in supporting the career development, digital citizenship and social connection of New Haven residents has increasingly grown each year since the Library's procurement of the internet in the early 2000's. As technology has evolved, and demand and usage has increased, the Library has increasingly relied on knowledge and expertise of Library staff with minimal professionally designated support staff to maintain the Library's critical network infrastructure.

The Library Technology Supervisor position (23001) is an employee designated by description to manage the daily maintenance and support of the Library's network and technology devices. This role has been funded via Special Funds and experiences both recruitment and retention challenges given the funding uncertainty of each year. This has resulted in extended response times and delays in technology projects and help desk support with the potential to impact support to over 500 devices that our residents come to rely on daily. The Library has submitted requests for this position be considered in the General Funds Budget each year since 2020, but budgetary constraints have impacted the opportunity to change to fund source.

The Supervising Librarian position (2010) leads the work of the Ives Squared Makerspace and Emerging Technologies Hub at the Ives Main Library. This department has played a positive and important role in supporting the entrepreneurial ecosystem in New Haven through Maker Faires, grant workshops and education classes for 3D Printers, the Laser Cutter, the Carvey Machine and other new technology tools, making technology tools that otherwise may be inaccessible or cost prohibitive accessible to the public at no-cost.

This supervisor role and this innovative space continue to have an ongoing impact on entrepreneurs, non-profit partners and creatives across New Haven in the heart of downtown. This position is important in our ability to support career pathways, and ongoing education of new technology for the public. Transferring this position to Special Funds and our continued advocacy of funding is essential in building digital competency with our residents.

Both positions are essential to the department's continued work in public service to the New Haven Community. These budget transfers will support the long-term sustainability of the Library's technology infrastructure and provide necessary ongoing support for public technology resources in our Ives Squared Makerspace and across all five public library locations.

I urge your favorable review and action on this matter.

Very truly yours,

Maria Bernhey
City Librarian and Director
New Haven Free Public Library

..title
ORDINANCE AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO APPROPRIATING ORDINANCE # 1 RECLASSIFYING THE POSITION OF LIBRARY TECHNOLOGY SUPERVISOR, POSITION NO. 23001, WITHIN THE PUBLIC LIBRARY BUDGET FROM THE SPECIAL FUNDS BUDGET TO THE GENERAL FUND BUDGET AND RECLASSIFYING THE SUPERVISING LIBRARIAN, POSITION NO. 2010, FROM THE GENERAL FUND BUDGET TO THE SPECIAL FUND BUDGET

..body
WHEREAS, Article VIII, Section 3 of the City Charter and Section 2-383 (1) of the Code of General Ordinances requires the approval of the Board of Alders for the transfer of funds within the General Fund Operating Budget, as adopted and Section 2-386 of the Code of General Ordinances requires the approval of the Board of Alders to create a position not included in the budget as adopted, or to reclassify an existing and included position; and

WHEREAS, a vacancy in the Supervising Librarian position occurred in August 2025 with the promotion of Jennifer Velez and a vacancy in the Library Supervisor position occurred in September 2025 with the departure of an employee; and

WHEREAS, these budget transfers will support the long-term sustainability of the Library's technology infrastructure and provide necessary support of public technology resources across all five public library locations; and

WHEREAS, the Public Library is seeking approval to reclassify the funding sources of the following positions:

Current Information:
General Funds, position no. 2010, Supervising Librarian, Rank 9, Step 4, salary: $82,027
Special Funds, position no. 23001, Library Technology Supervisor, Rank 10, Step 2, salary: $82,027

Revised Information:
General Funds, position no. 23001, Library Technology Supervisor, Rank 10, Step 2, salary: $82,027
Special Funds, position no. 2010, Supervising Librarian, Rank 9, Step 4, salary: $82,027; and

WHEREAS, the Public Library is seeking a neutral, no-cost budgetary adjustment permitting the reciprocal allocation of funding sources between general funds and special funds.

NOW, THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that:

Section 1. The Library Technology Supervisor position be reclassified under the Public Library General Funds budget.
Section 2. The Supervising Librarian position be reclassified under the Public Library Special Funds budget.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **January 21, 2026**

FROM: Department/Office Public Library, 152
Person Maria Bernhey Telephone 203-946-8124

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDINANCE AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO APPROPRIATING ORDINANCE # 1 RECLASSIFYING THE POSITION OF LIBRARY TECHNOLOGY SUPERVISOR, POSITION NO. 23001, WITHIN THE PUBLIC LIBRARY BUDGET FROM THE SPECIAL FUNDS BUDGET TO THE GENERAL FUND BUDGET AND RECLASSIFYING THE SUPERVISING LIBRARIAN, POSITION NO. 2010, FROM THE GENERAL FUND BUDGET TO THE SPECIAL FUND BUDGET

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	January 21, 2026		
FROM (Dept.):	**Public Library, 152**		
CONTACT:	**Maria Bernhey**	**PHONE**	**203-946-8124**

SUBMISSION ITEM (Title of Legislation):

ORDINANCE AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO APPROPRIATING ORDINANCE # 1 RECLASSIFYING THE POSITION OF LIBRARY TECHNOLOGY SUPERVISOR, POSITION NO. 23001, WITHIN THE PUBLIC LIBRARY BUDGET FROM THE SPECIAL FUNDS BUDGET TO THE GENERAL FUND BUDGET AND RECLASSIFYING THE SUPERVISING LIBRARIAN, POSITION NO. 2010, FROM THE GENERAL FUND BUDGET TO THE SPECIAL FUND BUDGET

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	**$82,027**	**$82,027**	**$0**	
B. Non-personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	**$0**	**$0**	**$0**	

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO	X
YES	

1. One-time

2. Annual

Other Comments:

This is a request to switch the funding source of these two positions. Both are supervisory positions from the same bargaining unit (3144) and are the **same** salary. This is a cost-neutral request.

Current status:
General Funds, position no. 2010, Supervising Librarian, Rank 9, Step 4, salary: 82,027
Special Funds, position no. 23001, Library Technology Supervisor, Rank 10, Step 2, salary: 82,027

Revised status (if approved):
General Funds, position no. 23001, Library Technology Supervisor, Rank 10, Step 2, salary: $82,027
Special Funds, position no. 2010, Supervising Librarian, Rank 9, Step 4, salary: $82,027; and

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2025-0641

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 5.

BE IT ORDERED by the New Haven Board of Alders that the updated financial report for the month ended November 30, 2025, submitted by the Mayor pursuant to Article VIII Section 5 of the Charter of the City of New Haven, Connecticut, be read and filed.

ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF NOVEMBER 2025 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

City of New Haven, Connecticut

Monthly Fiscal Report

Fiscal Year 2025-2026

For the Month Ending

November 30, 2025

Submitted December 28, 2025

Chris Randall
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City of New Haven
Justin M. Elicker, Mayor

December 28, 2025

The Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear Honorable Board:

In compliance with Article VIII, Section 5 of the Charter of the City of New Haven, please find attached the required budgetary and financial reports for the month of November 2025.

As required by City Charter, the report shall be filed in the Office of the City Clerk where it shall be available for public inspection. Copies will also be made available to members of the Financial Review and Audit Commission.

Thank you.

Very truly yours,

Justin M. Elicker,
Mayor

City of New Haven, Monthly Financial Report Disclosure Note

The information set forth herein is for internal use purposes only and is not based on audited financial information. Such information provided herein is not guaranteed as to accuracy or completeness by the City and is not intended to be and is not to be construed as a representation by the City.

Statements in these monthly financial statements that are not historical facts are forward-looking statements based on current expectations of future events and are subject to risks and uncertainty. Actual results could differ materially from those expressed or implied by such statements. The City therefore cautions against placing reliance on the forward-looking statements included in these monthly financial statements. All forward-looking statements included in these monthly financial statements are made only as of the date hereof and the City does not assume any obligation to update any forward-looking statements made by the City as a result of new information, future events or other factors.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of these monthly financial statements shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date of these monthly financial statements.

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

	FY 2023-24	*FY 2024-25*	*Surplus/(Deficit)*
	BOA	**FORECASTED**	**Net Change**
EXPENDITURES	$702,340,050	$711,921,263	($9,581,213)
REVENUE	$702,340,050	$703,019,057	$679,007
BALANCE SURPLUS / (DEFICIT)			**($8,902,206)**

CITY FUND BALANCE (UNAUDITED) AS OF MONTH ENDING; November 2025

	General Fund	Litigation Fund	Medical Fund	Workers Compensation
Total Revenues	$703,019,057	$2,600,000	$78,254,209	$8,876,036
Total Expenditures	$711,921,263	$2,131,974	$74,480,914	$9,343,687
FY 2023-24 Forecasted Operating Results Excess (Deficiency)	**($8,902,206)**	**$468,026**	**$3,773,295**	**($467,651)**
Beginning Year Fund Balance	$50,348,901	$1,785,368	$4,331,891	$339,175
FY 2023-24 Forecasted Operating Results Excess (Deficiency)	($8,902,206)	$468,026	$3,773,295	($467,651)
Restricted Fund Balance	$0	$0	$0	$0
Ending Fund Balance	***$41,446,695***	***$2,253,394***	***$8,105,186***	***($128,477)***

Cumulative Beginning Fund FY 2023-204 ***$56,805,335***

Cumulative Ending Fund Balance FY 2023-2024 ***$51,676,798***

Net Change in Fund Balance ***($5,128,536)***

Net Percentage Change in Fund Balance **-9.03%**

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

SUMMARY- CHANGES FROM PRIOR REPORT

Expenditures Changes

	October-24 Surplus / (Deficit)	November-24 Surplus / (Deficit)	Net Change Savings (Decrease) / Increase	Comments on Expenditure/Revenue Changes
Legislative Services	$0	$0	$0	
Mayor's Office	$0	$0	$0	
Chief Administrators Office	$0	$0	$0	
Corporation Counsel	$0	$0	$0	
Finance Department	$0	($2,500,000)	($2,500,000)	Software subscriptions exceeded budget
Information and Technology	$0	$0	$0	
Office of Assessment	$0	$0	$0	
Library	$0	$0	$0	
Park's and Recreation	$0	$0	$0	
City Clerk's Office	$0	$0	$0	
Registrar of Voters	$0	$0	$0	
Public Safety/911	$0	$0	$0	
Police Department	$0	$0	$0	
Fire Department	$0	$0	$0	
Health Department	$0	$0	$0	
Fair Rent	$0	$0	$0	
Elderly Services	$0	$0	$0	
Youth Services	$0	$0	$0	
Services with Disabilities	$0	$0	$0	
Community Services	$0	$0	$0	
Youth and Recreation	$0	$0	$0	
Vacancy Savings	$0	$0	$0	
Various Organizations	$0	$0	$0	
Non-Public Transportation	$0	$0	$0	
FEMA Match	$0	$0	$0	
Contract Reserve	$0	$0	$0	
Expenditure Reserve	$0	$0	$0	
Public Works	$0	$0	$0	
Engineering	$0	$0	$0	
Parks and Public Works	$0	$0	$0	
Debt Service	$0	($500,000)	($500,000)	Debt Financing costs
Master Lease	$0	$0	$0	
Rainy Day Replenishment	$0	$0	$0	
Development Operating Subsidies	$0	$188,066	$188,066	Actual costrs exceeded budget
City Plan	$0	$0	$0	
Transportation Traffic and Parking	$0	$0	$0	
Commission on Equal Opportunity	$0	$0	$0	
Office of Bld, Inspect& Enforc	$0	$0	$0	
Economic Development	$0	$0	$0	
Livable Cities Initiatives	$0	$0	$0	
Pension(s)	$0	$0	$0	
Self-Insurance	$0	($1,799,979)	($1,799,979)	Increases liability insurance costs
Employee Benefits	$0	$0	$0	
Education	$0	($4,969,300)	($4,969,300)	As per the BOE projections
REVENUE TOTAL	**$0**	**($9,581,213)**	**($9,581,213)**	

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

	October-24 Surplus / (Deficit)	November-24 Surplus / (Deficit)	Net Change Savings (Decrease) / Increase	Comments on Expenditure/Revenue Changes
City Sources				
PROPERTY TAXES	$0	$0	$0	
BUILDING PERMITS	$0	$0	$0	
PARKING METERS	$0	$0	$0	
PARKING TAGS	$0	$0	$0	
OTHER LIC., PERMITS & FEES	$0	$0	$0	
INVESTMENT INCOME	$0	($1,250,000)	($1,250,000)	Investment income expected to slow
RENTS & FINES	$0	$0	$0	
PAYMENTS IN LIEU OF TAXES	$0	$0	$0	
OTHER TAXES AND ASSESSMENTS	$0	$0	$0	
MISCELLANEOUS & OTHER REVENUE	$0	$84,553	$84,553	
CITY SOURCES SUB-TOTAL	$0	($1,165,447)	($1,165,447)	
State Sources				
STATE GRANTS FOR EDUCATION	$0	$0	$0	
STATE GRANTS & PILOTS	$0	$2,808,632	$2,808,632	Additional State Aid
STATE SOURCES SUB - TOTAL	**$0**	**$2,808,632**	**$2,808,632**	
REVENUE TOTAL	**$0**	**$1,643,185**	**$1,643,185**	
Transfers From Other Sources	**$0**	**$0**	**$0**	

November 2025 Monthly Report Narrative

In the November 2025 financial report, several key changes emerged compared to the previous month, highlighting areas of increased spending and shifts in revenue projections.

The Finance Department reported a $2.5 million deficit, primarily due to software subscription costs that exceeded the department's original budget. This overage suggests a need to reassess technology-related expenditure and ensure future allocations are aligned with actual usage and contractual obligations.

Debt Service costs increased by $500,000, reflecting adjustments in financing expenses. While this change was anticipated, it reinforces the importance of closely managing debt-related obligations to maintain long-term fiscal health.

Development Operating Subsidies increased by $188,066. This change indicates that programming activity has expanded beyond initial projections, contributing to higher costs but potentially also to greater impact.

The Self-Insurance Fund experienced a $1.8 million deficit, driven by higher liability insurance costs. This increase points to growing liability insurance costs and expected increase in settlements.

The Board of Education showed the most significant change, with a projected $4.97 million shortfall. This reflects updated internal forecasts and reflects spending pressures on tuition and transportation costs.

On the revenue side, Investment Income is expected to decline by $1.25 million, likely due to market performance or lower returns on city investments. However, this was partially offset by an $84,553 increase in Miscellaneous and Other Revenue. State Grants and PILOTs increased by $2.81 million, which was set aside as assigned General Fund balance to mitigate the Educational spending pressures

These changes underscore the importance of ongoing financial oversight and adaptability as the City continues to navigate the fiscal year. Monitoring these trends will be essential to maintaining budgetary balance and ensuring resources are aligned with service demands.

The City has implemented a partial hiring freeze and OPMG placed a hold on all discretionary spending for the remainder of the year.

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

Account Description	A FY 2024-25 Approved Budget	B November-24 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section I. General Property Taxes						
Current Taxes						
Real Estate	$292,494,424	$1,259,093	$153,803,834	52.58%	$292,494,424	$0
Personal Property	$28,161,086	$122,004	$16,353,872	58.07%	$28,161,086	$0
Motor Vehicle	$15,016,286	$330,048	$10,573,720	70.42%	$15,016,286	$0
Supplemental Motor Vehicle	$2,200,000	$0	$0	0.00%	$2,200,000	$0
Current Interest	$1,400,000	$68,683	$395,445	28.25%	$1,400,000	$0
Tax Collection Initiatives:	$1,777,612	$0	$0	0.00%	$1,777,612	$0
Sub-Total	$341,049,408	$1,779,828	$181,126,871	53.11%	$341,049,408	$0
Delinquent City Taxes						
Real Estate & Personal Property	$3,500,000	$567,981	$2,044,234	58.41%	$3,500,000	$0
Interest & Penalties	$1,350,000	$358,814	$572,025	42.37%	$1,350,000	$0
Sub-Total	$4,850,000	$926,795	$2,616,259	53.94%	$4,850,000	$0
Sec I. Property Taxes Total	**$345,899,408**	**$2,706,623**	**$183,743,130**	**53.12%**	**$345,899,408**	**$0**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

Account Description	A FY 2024-25 Approved Budget	B November-24 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section II. State Grants						
State Grants for Education						
Education Cost Sharing	$142,500,000	$0	$35,627,381	25.00%	$142,500,000	$0
Special Education Reimbursement	$0	$0	$0	0.00%	$0	$0
State Aid for Constr. & Reconst	$0	$0	$0	0.00%	$0	$0
Health Svc-Non-Public Schools	$35,000	$0	$0	0.00%	$35,000	$0
School Transportation	$0	$0	$0	0.00%	$0	$0
Education, Legally Blind	$0	$0	$0	0.00%	$0	$0
Sub-Total	$142,535,000	$0	$35,627,381	25.00%	$142,535,000	$0
City PILOT and State Grants						
PILOT: State Property	$0	$0	$0	0.00%	$0	$0
PILOT: Colleges & Hospitals	$0	$0	$0	0.00%	$0	$0
Tiered PILOT	$101,078,558	$0	$101,377,254	100.30%	$101,377,254	$298,696
Distressed Cities Exemption	$0	$0	$0	0.00%	$0	$0
Tax Relief for the Elderly-Freeze	$0	$0	$0	0.00%	$0	$0
Homeowners Tax Relief-Elderly Cit	$0	$0	$0	0.00%	$0	$0
Tax Abatement	$0	$0	$0	0.00%	$0	$0
Reimb.-Low Income Veterans	$0	$0	$0	0.00%	$0	$0
Reimb. - Disabled	$0	$0	$0	0.00%	$0	$0
Pequot Funds	$5,503,352	$0	$0	0.00%	$5,503,352	$0
Telecommunications Property Tax	$955,000	$0	$0	0.00%	$955,000	$0
Town Aid: Roads	$1,709,975	$0	$854,203	49.95%	$1,709,975	$0
Agriculture Rents and Taxes	$0	$0	$0	0.00%	$0	$0
Municipal Revenue Sharing/PILOT	$0	$0	$0	0.00%	$0	$0
Motor Vehicle Tax Red. PILOT	$4,045,204	$0	$4,045,204	100.00%	$4,045,204	$0
Grants for Municipal Projects	$0	$0	$0	0.00%	$0	$0
Municipal stabilization grant	$0	$0	$0	0.00%	$0	$0
CT Supplemental Revenue Sharing	$16,921,822	$0	$19,431,758	114.83%	$19,431,758	$2,509,936
Grants for Municipal Projects	$0	$0	$0	0.00%	$0	$0
Municipal Revenue Sharing PA 22-	$0	$0	$0	0.00%	$0	$0
Municipal Gaming Revenue	$0	$0	$0	0.00%	$0	$0
Off Track Betting	$350,000	$0	$73,345	20.96%	$350,000	$0
Sub-Total	$130,563,911	$0	$125,781,764	96.34%	$133,372,543	$2,808,632
Section II State Grants Total	**$273,098,911**	**$0**	**$161,409,145**	**59.10%**	**$275,907,543**	**$2,808,632**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

Account Description	A FY 2024-25 Approved Budget	B November-24 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section III. License, Permits, & Fees						
Other Agencies	$35,000	$11,373	$29,807	85.16%	$35,000	$0
Maps/Bid Documents	$0	$0	$0	0.00%	$0	$0
Office of Technology	$0	$0	$250	100.00%	$250	$250
Parks Lighthouse (Admission & Co:	$70,000	$0	$160,779	229.68%	$160,779	$90,779
Park Dept.-Carousel & Bldng	$1,000	$0	$1,306	130.60%	$1,306	$306
Park Dept.-Other Fees	$70,000	$1,221	$42,726	61.04%	$70,000	$0
Town Clerk/City Clerk	$350,000	$25,831	$158,261	45.22%	$350,000	$0
Police Service	$100,000	$18,958	$36,685	36.69%	$100,000	$0
Police - Animal Shelter	$5,000	$45	$948	18.96%	$5,000	$0
Police-General Fingerprinting	$10,000	$3,825	$3,825	38.25%	$10,000	$0
Police - Towing	$100,000	$8,325	$36,475	36.48%	$100,000	$0
Fire Service	$80,000	$5,330	$74,830	93.54%	$80,000	$0
Fire Insurance Recoveries	$100,000	$0	$80,847	80.85%	$100,000	$0
Fire Services-Vacant Building	$200,000	$0	$0	0.00%	$200,000	$0
Fire Prevention Services	$125,000	$0	$0	0.00%	$125,000	$0
Non Life Fire Hazard Reg. Fees	$125,000	$0	$0	0.00%	$125,000	$0
Health Services	$550,000	$2,440	$32,630	5.93%	$550,000	$0
School Health Screening	$15,000	$0	$0	0.00%	$15,000	$0
School Based Health Clinic Permit	$0	$0	$0	0.00%	$0	$0
Registrar of Vital Stats.	$650,000	$34,360	$246,059	37.86%	$650,000	$0
Lead Inspection Fees	$20,000	$1,253	$2,906	14.53%	$20,000	$0
P.W.-Public Space Lic./Permits	$150,000	$0	$51,258	34.17%	$150,000	$0
Public Works Evictions	$2,500	$0	$540	21.60%	$2,500	$0
Public Works Bulk Trash	$11,000	$450	$4,200	38.18%	$11,000	$0
Storm Water	$6,000	$0	$1,000	16.67%	$6,000	$0
Residential Parking	$0	$0	$0	0.00%	$0	$0
Traffic & Parking/Meter Receipts	$4,400,000	$182,836	$1,958,102	44.50%	$4,400,000	$0
Vision Zero	$700,000				$700,000	$0
TT&P Permits	$0	$0	$15	100.00%	$15	$15
Building Inspections	$26,000,000	$1,878,059	$15,461,093	59.47%	$26,000,000	$0
Permit and License Center OBIE	$65,000	$0	$20,140	30.98%	$65,000	$0
High School Athletics	$35,000	$0	$2,713	7.75%	$35,000	$0
LCI Ticket Collections	$50,000	$0	$4,800	9.60%	$50,000	$0
Engineer's Cost Recovery	$7,500	$0	$0	0.00%	$7,500	$0
Sec. III Lic., Permits, Fees Total	**$34,033,000**	**$2,174,307**	**$18,412,194**	**54.10%**	**$34,124,350**	**$91,350**
Section IV. Interest Income						
Section IV. Interest Income Total	**$3,250,000**	**$26,965**	**$1,107,024**	**34.06%**	**$ 2,000,000**	**($1,250,000)**
Section V. Rents and Fines						
Received from Rents						
Parks Employee Rents	$10,800	$0	$613	5.67%	$10,800	$0
Misc. Comm Dev Rent	$15,000	$1,255	$6,275	41.83%	$15,000	$0
Coliseum Lots	$240,000	$0	$0	0.00%	$240,000	$0
Parking Space Rental	$3,000	$275	($1,743)	FALSE	$3,000	$0
Sub-Total	$268,800	$1,530	$5,144	1.91%	$268,800	$0
Received from Fines						
Superior Court	$50,000	$25,349	$25,349	50.70%	$50,000	$0
Parking Tags	$4,822,827	$282,568	$1,717,576	35.61%	$4,822,827	$0
Parking Tags-Street Sweeping	$0	$0	$0	0.00%	$0	$0
Delinquent Tag Collections	$0	$0	$0	0.00%	$0	$0
Police False Alarm	$100,000	$8,686	$27,802	27.80%	$100,000	$0
P.W. Public Space Violations	$5,000	$500	$1,750	35.00%	$5,000	$0
CEO Fines	$150,000	$13,400	$92,000	61.33%	$150,000	$0
Sub-Total	$5,127,827	$330,502	$1,864,476	36.36%	$5,127,827	$0
Section V. Rents and Fine Total	**$5,396,627**	**$332,032**	**$1,869,621**	**34.64%**	**$5,396,627**	**$0**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

Account Description	A FY 2024-25 Approved Budget	B November-24 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section VI. Other Revenues						
Payment in Lieu of Taxes (PILOT)						
So Central Regional Water Auth.	$1,100,000	$0	$568,460	51.68%	$1,100,000	$0
Parking Authority PILOTS	$45,000	$0	$0	0.00%	$45,000	$0
Eastview PILOT	$29,000	$0	$43,391	149.62%	$43,391	$14,391
Trinity Housing	$75,000	$0	$97,861	130.48%	$97,861	$22,861
NHPA : PILOT	$2,000,000	$0	$0	0.00%	$1,500,000	($500,000)
GNHWPCA:PILOT	$608,400	$0	$0	0.00%	$608,400	$0
52 Howe Street	$65,000	$48,546	$48,546	74.69%	$65,000	$0
Ninth Square	$550,000	$0	$260,878	47.43%	$550,000	$0
Farnham Court PILOT	$30,000	$0	$0	0.00%	$30,000	$0
Temple Street Arcade	$0	$0	$0	0.00%	$0	$0
Misc. PILOTS	$230,000	$0	$542,806	236.00%	$542,806	$312,806
Sub-Total	$4,732,400	$48,546	$1,561,942	33.01%	$4,582,458	($149,942)
Other Taxes and Assessments	$0					
Real Estate Conveyance Tax	$2,820,320	$197,122	$1,337,858	47.44%	$2,820,320	$0
Yale Fire Services	$4,100,000	$0	$0	0.00%	$4,100,000	$0
Air Rights Garage	$175,000	$0	$0	0.00%	$175,000	$0
Sub-Total	$7,095,320	$197,122	$1,337,858	18.86%	$7,095,320	$0
Miscellaneous						
Controllers Miscellaneous Revenue	$875,000	$87,625	$375,540	42.92%	$875,000	$0
Vehicle Registration	$0	$0	$0	0.00%	$0	$0
Personal Property Audit	$0	$0	$0	0.00%	$0	$0
Sale of Fixed Assets	$1,600,000	$0	$0	0.00%	$1,000,000	($600,000)
BABS Revenue	$275,000	$0	$0	0.00%	$0	($275,000)
Personal Motor Vehicle Reimburser	$13,000	$0	$0	0.00%	$13,000	$0
Neighborhood Preservation Loan	$0	$0	$0	0.00%	$0	$0
Sub-Total	$2,763,000	$87,625	$375,540	13.59%	$1,888,000	($875,000)
Other Revenues						
Liquidation of Grove Street Trust	$0	$0	$0	0.00%	$0	$0
Voluntary Payments	$0	$0	$0	0.00%	$0	$0
Yale University Voluntary Paymen	$22,671,384	$0	$2,498,795	11.02%	$22,671,384	$0
Yale New Haven Hospital Voluntar	$3,200,000	$0	$0	0.00%	$3,200,000	$0
Revenue Initiative	$0	$0	$0	0.00%	$0	$0
Anticipated State/Partner Aid	$0	$0	$0	0.00%	$0	$0
Bond Premium	$0	$0	$0	0.00%	$0	$0
Police Vehicle Extra Duty	$200,000	$73,120	$253,968	126.98%	$253,968	$53,968
Sub-Total	$26,071,384	$73,120	$2,752,763	10.56%	$26,125,352	$53,968
Section VI. Other Revenue Total	**$40,662,104**	**$406,413**	**$6,028,103**	**14.82%**	**$39,691,130**	**($970,974)**
Section VII. Federal Aid						
Public Health, Economic Stabilization and Recovery	**$0**	**$0**	**$0**	**0.00%**	$0	**$0**
General Fund Revenue Total	***$702,340,050***	***$5,646,340***	***$372,569,217***	***53.05%***	***$703,019,057***	***$679,007***
Transfers From Other Sources	$0	$0	$0		$0	$0
Grand Total of FY 2024-25 GF Revenue	***$702,340,050***	***$5,646,340***	***$372,569,217***	***53.05%***	***$703,019,057***	***$679,007***

GENERAL FUND SELECTED REVENUE SUMMARY

FISCAL YEAR 2025-2026

MONTH ENDING; November 2025

A comparison of **selected** revenue sources, compared to the same period in the prior fiscal year are cited

Intergovernmental (State) Revenue

Revenue Source Description	FY 2021-22 YTD	FY 2022-23 YTD	FY 2023-24 YTD	FY 2024-25 YTD	FY 2025-26 YTD	Net Change FY 25 V FY 24 Gain / (Loss)	Net Change Percentage
Education Cost Sharing	$0	$0	$0	$0	$0	$0	0%
Tiered PILOT	$0	$91,860,370	$95,387,466	$96,590,043	$101,377,254	$1,202,577	1%
PILOT-College & Hospital	$0	$0	$0	$0	$0	$0	0%
PILOT-State Property	$5,146,251	$0	$0	$0	$0	$0	0%
PILOT-Rev Sharing	$15,246,372	$15,246,372	$0	$0	$0	$0	0%
CT Supp. Revenue Sharing	$1,983,926	$1,702,531	$16,921,822	$16,921,822	$19,431,758	$0	0%
Pequot Funds	$0	$0	$0	$0	$0	$0	0%

Local Revenue Sources

Revenue Source Description	FY 2021-22 YTD	FY 2022-23 YTD	FY 2023-24 YTD	FY 2024-25 YTD	FY 2025-26 YTD	Net Change FY 25 V FY 24 Gain / (Loss)	FY 2025-24 YTD
Real Estate Con. Tax	$1,261,637	$2,318,941	$1,155,150	$1,182,811	$1,337,858	$27,661	2%
City Clerk Fee's	$757,514	$531,326	$541,331	$957,095	$158,261	$415,763	77%
Building Permits	$533,380	$3,995,964	$763,660	$286,696	$20,140	($476,964)	-62%
Parking Tags	$212,413	$136,874	$189,011	$278,075	$1,150	$89,064	47%
Parking Meters*	$1,913,978	$1,879,995	$1,415,307	$1,490,384	$1,958,102	$75,078	5%

REVENUE SUMMARY ANALYSIS

FISCAL YEAR 2025-2026

MONTH ENDING; November 2025

	C FY 2019-20 through 11/30/2019	D FY 2020-21 through 11/30/2020	E FY 2021-22 through 11/30/2021	F FY 2022-23 through 11/30/2022	G FY 2023-24 through 11/30/2023	H FY 2024-25 through 11/30/2024	FY 2025-26 through 11/30/2024	I G-F FY 25 Vs 24 YTD +/-
CITY SOURCES								
PROPERTY TAXES	$149,292,178	$151,535,160	$154,451,297	$162,931,288	$144,035,269	$150,304,565	$153,803,834	$3,499,269
LICENSES, PERMITS & FEES	$7,512,699	$13,948,687	$5,931,042	$9,908,534	$8,078,836	$13,674,959	$18,412,194	$4,737,235
INVESTMENT INCOME	$631,789	$53,575	$93,003	$751,099	$1,278,336	$821,120	$1,107,024	$285,905
RENTS & FINES	$2,006,351	$235,122	$1,273,557	$857,552	$928,649	$954,712	$1,869,621	$914,909
PAYMENTS IN LIEU OF TAXES	$376,376	$378,266	$1,031,485	$948,208	$432,170	$330,282	$1,561,942	$1,231,660
OTHER TAXES AND ASSESSMENTS	$977,541	$4,509,731	$1,277,637	$6,189,446	$1,163,150	$849,139	$1,337,858	$488,719
MISCELLANEOUS & OTHER REVENUE	$3,356,840	$1,312,943	$605,812	$14,960,798	$460,583	$220,625	$2,752,763	$2,532,138
CITY SOURCES SUB-TOTAL	**$164,153,774**	**$171,973,484**	**$164,663,833**	**$196,546,925**	**$156,376,993**	**$167,155,402**	**$180,845,237**	**$10,778,409**
STATE SOURCES								
STATE GRANTS FOR EDUCATION	$40,573,033	$35,627,381	$39,359,401	$35,627,381	$35,627,381	$35,627,381	$35,627,381	$0
STATE GRANTS & PILOTS	$57,392,135	$58,613,458	$59,365,783	$108,936,943	$116,909,933	$117,597,362	$125,781,764	$8,184,402
STATE SOURCES SUB-TOTAL	**$97,965,168**	**$94,240,839**	**$98,725,184**	**$144,564,324**	**$152,537,314**	**$153,224,743**	**$161,409,145**	**$7,972,990**
GRAND TOTAL	**$262,118,942**	**$266,214,323**	**$263,389,017**	**$341,111,249**	**$308,914,307**	**$320,380,144**	**$342,254,381**	**$18,751,398**

SUMMARY OF TAX COLLECTIONS
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

SUMMARY OF TAX COLLECTIONS									
Collection Date	Fiscal Year 2019-20 Collections 11/30/2020	Fiscal Year 2020-21 Collections 11/30/2021	Fiscal Year 2021-22 Collections 11/30/2022	Fiscal Year 2022-23 Collections 11/30/2023	Fiscal Year 2023-24 Collections 11/30/2024	Fiscal Year 2024-25 Collections 11/30/2025	Fiscal Year 2025-2026 Collection 11/30/2025	Fiscal Year 2025-2026 Budget 11/30/2025	FY 2024-25 % Budget Collected
I. Current Taxes									
Real Estate	$120,418,806	$123,721,596	$124,276,612	$134,445,067	$144,035,269	$150,304,565	$153,803,834.00	$292,494,424.00	98%
Personal Property	$16,217,867	$15,530,532	$16,327,763	$15,474,863	$15,082,709	$15,778,479	$16,353,872.00	$28,161,086.00	96%
Motor Vehicle	$10,658,906	$10,810,128	$11,718,231	$10,582,200	$11,203,825	$10,307,902	$10,573,720.00	$15,016,286.00	97%
Supplemental MV	$0	$0	$0	$0	$0	$0	$0.00	$2,200,000.00	0%
Current Interest	$288,954	$200,124	$311,420	$366,934	$332,111	$395,445	$395,445.00	$1,400,000.00	100%
Tax Initiative	$0	$0	$0	$0	$0	$0	$0.00	$1,177,612.00	0%
Sub-Total	**$147,584,533**	**$150,262,380**	**$152,634,026**	**$160,869,064**	**$170,653,914**	**$176,786,391**	**$181,126,871**	**$340,449,408**	98%
II. Delinquent Collections									
Delinquent Taxes	$859,581	$1,098,068	$729,858	$1,031,303	$941,187	$969,480	$2,044,234	$3,500,000	47%
Delinquent Interest	$205,405	$264,800	$154,047	$246,260	$209,990	$358,814	$572,025	$1,350,000	63%
Sub-Total	**$1,064,986**	**$1,362,868**	**$883,905**	**$1,277,563**	**$1,151,177**	**$1,328,294**	**$2,616,259**	**$4,850,000**	51%
Total Collections	**$148,649,519**	**$151,625,248**	**$153,517,931**	**$162,146,627**	**$171,805,091**	**$178,114,685**	**$183,743,130**	**$345,299,408**	**148%**

GENERAL FUND EXPENDITURE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

		B	C	D	E C + D	F	G F - A
Agency Name	Approved Budget	November 2025 Expenditures	Cumulative Expenditures	Committed Encumbered	Grand Total Expenditures	Forecast to 6/30/2024	Net Change Sur. / (Def.)
Legislative Services	$1,250,198	$66,728	$378,418	$18,933	$397,351	$1,250,198	$0
Mayor's Office	$2,151,109	$149,312	$673,626	$240,098	$913,725	$2,151,109	$0
Chief Administrators Office	$2,728,617	$270,092	$735,781	$806,385	$1,542,165	$2,728,617	$0
Corporation Counsel	$3,565,059	$286,189	$1,358,193	$918,465	$2,276,657	$3,565,059	$0
Finance Department	$11,837,723	$449,727	$7,426,094	$3,341,597	$10,767,691	$14,337,723	($2,500,000)
Information and Technology	$0	$0	$0	$0	$0	$0	$0
Office of Assessment	$953,076	$59,055	$332,725	$280,668	$613,393	$953,076	$0
Central Utilities	$11,521,830	$761,760	$3,417,085	$6,992,574	$10,409,659	$11,521,830	$0
Policy, Management & Grants	$2,142,768	$223,723	$825,479	$466,482	$1,291,961	$2,142,768	$0
Library	$5,512,937	$386,272	$1,987,029	$729,430	$2,716,460	$5,512,937	$0
Park's and Recreation	$0	$0	$138	$0	$138	$0	$0
City Clerk's Office	$627,074	$59,494	$197,541	$70,627	$268,168	$627,074	$0
Parks	$6,659,564	$468,347	$2,721,996	$252,749	$2,974,745	$6,659,564	$0
Registrar of Voters	$1,417,798	$38,275	$220,015	$94,293	$314,309	$1,417,798	$0
Public Safety/911	$4,652,200	$365,791	$1,995,952	$0	$1,995,952	$4,652,200	$0
Police Department	$58,589,828	$4,537,562	$21,174,872	$1,380,367	$22,555,239	$58,589,828	$0
Fire Department	$39,962,189	$2,835,967	$15,505,749	$559,879	$16,065,628	$39,962,189	$0
Health Department	$7,168,178	$242,376	$1,938,568	$2,391,654	$4,330,222	$7,168,178	$0
Fair Rent	$267,424	$16,589	$92,696	$8,186	$100,882	$267,424	$0
Elderly Services	$1,081,921	$76,469	$372,730	$220,149	$592,879	$1,081,921	$0
Youth Services	$0	$0	$0	$0	$0	$0	$0
Services with Disabilities	$147,536	$9,829	$51,252	$15,546	$66,798	$147,536	$0
Community Services	$1,069,241	$57,190	$299,189	$0	$299,189	$1,069,241	$0
Recreation and Youth	$3,216,992	$67,357	$541,094	$0	$541,094	$3,216,992	$0
Community Resilience	$2,634,288	$179,039	$1,145,249	$1,086,978	$2,232,227	$2,634,288	$0
Vacancy Savings	($2,674,448)	$0	$0	$0	$0	($2,674,448)	$0
Various Organizations	$3,097,439	$0	$265,400	$348,283	$613,683	$3,097,439	$0
Non-Public Transportation	$925,000	$0	$14,406	$841	$15,247	$925,000	$0
FEMA Clean Up	$0	$0	$0	$0	$0	$0	$0
Contract Reserve	$1,700,000	$0	$0	$0	$0	$1,700,000	$0
Expenditure Reserve	$1,425,000	$0	$0	$0	$0	$1,425,000	$0
Public Works	$17,401,910	$1,276,593	$5,139,373	$5,220,479	$10,359,851	$17,401,910	$0
Engineering	$4,747,255	$204,674	$1,164,415	$2,591,999	$3,756,414	$4,747,255	$0
Parks and Public Works	$0	$0	$5,570	$0	$5,570	$0	$0
Debt Service	$67,745,346	$42,512	$54,233,040	$125,000	$54,358,040	$68,245,346	($500,000)
Master Lease	$0	$0	$0	$0	$0	$0	$0
Fund Bal. Replenishment	$0	$0	$0	$0	$0	$0	$0
Development Operating Sub.	$285,000	$15,621	$96,934	$0	$96,934	$96,934	$188,066
City Plan	$958,487	$56,207	$328,955	$67,323	$396,278	$958,487	$0
Transportation Traffic/Parking	$5,322,175	$355,433	$1,663,564	$657,076	$2,320,640	$5,322,175	$0
Commission on Equal Op.	$353,023	$19,810	$107,086	$0	$107,086	$353,023	$0
Office of Bld, Inspect& Enforc	$2,149,287	$92,818	$550,751	$2,185	$552,936	$2,149,287	$0
Economic Development	$2,580,651	$157,443	$896,834	$139,013	$1,035,847	$2,580,651	$0
Livable Cities Initiatives	$1,337,854	$66,808	$376,162	$22,374	$398,536	$1,337,854	$0
Pension(s)	$93,029,799	$22,392,413	$67,920,468	$0	$67,920,468	$93,029,799	$0
Self-Insurance	$11,750,000	($54,400)	$13,549,979	$1,680,920	$13,549,979	$13,549,979	($1,799,979)
Employee Benefits	$107,784,938	$4,956,528	$42,951,150	$797,664	$43,748,814	$107,784,938	$0
Board of Education	$213,263,784	$21,544,931	$64,310,222	$89,368,841	$153,679,063	$218,233,084	($4,969,300)
Total Expenditures	**$702,340,050**	**$62,734,534**	**$316,965,778**	**$120,897,058**	**$436,181,916**	**$711,921,263**	**($9,581,213)**

GENERAL FUND EXPENDITURE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

VARIOUS DEPARTMENTAL BREAKDOWNS

Agency Name		Approved Budget	November 2025 Expenditures	Y-T-D Expenditures	Y-T-D Encumbered	Y-T-D Total Expenditure	Total Projected Expenditures	+/- Bud VS Total
Debt Service								
Principal		$41,375,000	$35,728	$40,524,691	$0	$40,524,691	$41,375,000	$0
Interest		$26,370,346	$6,784	$13,708,349	$0	$13,708,349	$26,370,346	$0
Tans Interest		$0	$0	$0	$0	$0	$0	$0
Contractual Services		$0	$0	$0	$125,000	$125,000	$0	$0
Tans Premium		$0	$0	$0	$0	$0	$0	$0
FCAF (School Const. Interest)		$0	$0	$0	$0	$0	$0	$0
Premium, Refunding, Sweep		($1,300,000)	$0	$0	$0	$0	($1,300,000)	$0
	Sub-Total	**$66,445,346**	**$42,512**	**$54,233,040**	**$125,000**	**$54,358,040**	**$66,445,346**	**$0**
Operating Subsidies								
Tweed NH Airport		$0	$0	$0	$0	$0	$0	$0
CT Open		$0	$0	$0	$0	$0	$0	$0
Regional Comm (AMR)		$0	$0	$0	$0	$0	$0	$0
New Haven Works		$0	$0	$0	$0	$0	$0	$0
US Census		$0	$0	$0	$0	$0	$0	$0
Canal Boathouse		$85,000	$15,621	$96,934	$0	$96,934	$85,000	$0
Market New Haven		$0	$0	$0	$0	$0	$0	$0
	Sub-Total	**$85,000**	**$15,621**	**$96,934**	**$0**	**$96,934**	**$85,000**	**$0**
Pension								
Fica and Medicare		$4,700,000	$403,179	$1,829,966	$0	$1,829,966	$4,700,000	$0
City & BOE Pensions		$27,942,000	$6,967,284	$20,901,851	$0	$20,901,851	$27,942,000	$0
Police and Fire Pension		$60,087,799	$15,021,950	$45,065,849	$0	$45,065,849	$60,087,799	$0
State Teachers Subsidy		$0	$0	$0	$0	$0	$0	$0
Executive Mgmt. Pension		$300,000	$0	$122,802	$0	$122,802	$300,000	$0
	Sub-Total	**$93,029,799**	**$22,392,413**	**$67,920,468**	**$0**	**$67,920,468**	**$93,029,799**	$0
Self Insurance								
General Insurance Policies		$9,250,000	($54,400)	$11,049,979	$1,680,920	$12,730,899	$11,049,979	($1,799,979)
General Litigation Fund		$2,500,000	$746,157	$0	$0	$0	$0	$2,500,000
	Sub-Total	**$11,750,000**	**$691,757**	**$11,049,979**	**$1,680,920**	**$12,730,899**	**$11,049,979**	**$700,021**
Employee Benefits								
Life Insurance		$730,000	$0	$0	$0	$0	$730,000	$0
Health Insurance		$96,374,938	$4,300,000	$39,315,000	$0	$39,315,000	$96,374,938	$0
Workers Comp Cont.		$1,000,000	$26,528	$324,669	$797,664	$1,122,333	$1,000,000	$0
Workers Comp Pay.		$7,800,000	$630,000	$2,980,000	$0	$2,980,000	$7,800,000	$0
Perfect Attendance		$25,000	$0	$900	$0	$900	$25,000	$0
Longevity		$725,000	$0	$9,278	$0	$9,278	$725,000	$0
Unemployment		$500,000	$0	$0	$0	$0	$500,000	$0
Reserve Lump Sum		$225,000	$0	($83,697)	$0	($83,697)	$225,000	$0
GASB (Opeb)		$405,000	$0	$405,000	$0	$405,000	$405,000	$0
	Sub-Total	**$107,784,938**	**$4,956,528**	**$42,951,150**	**$797,664**	**$43,748,814**	**$107,784,938**	**$0**

GENERAL FUND SELECTED EXPENDITURE PROJECTION

FISCAL YEAR 2025-2026

MONTH ENDING; November 2025

A comparison of selected department's gross overtime and expenditures compared to the same period in the prior year are cited below.

Selected Department(s) Gross Overtime

	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	+/-
Education	$1,843,000	$1,480,327	$2,428,860	$2,018,335	$1,072,886	$554,518	($518,369)
Fire gross	$4,844,238	$6,276,358	$5,810,123	$8,755,697	$11,150,687	$3,617,238	($7,533,449)
Police gross	$8,986,881	$11,245,894	$13,223,330	$15,522,953	$16,709,091	$6,830,308	($9,878,783)
Parks gross	$0	$0	$0	$0	$611,060	$432,613	($178,447)
PW gross	$0	$0	$0	$0	$869,684	$529,054	($340,630)
Parks/Public	$1,175,848	$1,305,472	$1,273,030	$1,679,447	$0	$0	$0
PS Comm	$547,544	$682,737	$895,708	$1,143,502	$1,047,213	$672,821	($374,392)
	$17,397,511	$20,990,788	$23,631,051	$29,119,935	$31,460,621	$12,636,552	

Selected Department(s) Expense Roll-Up Summary

Finance

Budget	FY 25 Projected	+/-	Comment
$3,803,498	$3,803,498	$0	
$220	$220	$0	
$16,979	$16,979	$0	
$0	$0	$0	
$7,786,095	$7,786,095	$0	
$11,606,792	**$11,606,792**	**$0**	

PS Communicati

Budget	FY 25 Projected	+/-	Comment
$4,036,679	$4,036,679	$0	
$250,000	$672,821	($422,821)	Exceeded Overtime budget
$48,500	$48,500	$0	
$0	$0	$0	
$3,000	$3,000	$0	
$4,338,179	**$4,761,000**	**($422,821)**	

Police

Budget	FY 25 Projected	+/-	Comment
$34,968,960	$34,968,960	$0	
$11,650,000	$11,650,000	$0	Trending slightly above last years trends
$0	$0	$0	
$372,050	$372,050	$0	
$0	$0	$0	
$3,916,576	$3,916,576	$0	
$50,907,586	**$50,907,586**	**$0**	

Selected Department(s) Expense Roll-Up Summary

Fire

Budget	FY 25 Projected	+/-	Comment
$30,232,247	$30,232,247	$0	
$5,310,000	$5,310,000	$0	
$0	$0	$0	
$2,842,000	$2,842,000	$0	
$0	$0	$0	
$1,552,275	$1,552,275	$0	
$39,936,522	**$39,936,522**	**$0**	

Health

Budget	FY 25 Projected	+/-	Comment
$5,283,944	$5,283,944	$0	
$75,000	$75,000	$0	
$14,000	$14,000	$0	
$0	$0	$0	
$697,445	$697,445	$0	
$6,070,389	**$6,070,389**	**$0**	

Youth & Recreat

Budget	FY 25 Projected	+/-	Comment
$437,750	$437,750	$0	
$25,000	$25,000	$0	
$0	$0	$0	
$0	$0	$0	
$2,739,860	$2,739,860	$0	
$3,202,610	**$3,202,610**	**$0**	

Parks & Public W

Budget	FY 25 Projected	+/-	Comment
$8,000,889	$8,000,889	$0	
$982,000	$982,000	$0	
$59,700	$59,700	$0	
$0	$0	$0	
$7,720,000	$7,720,000	$0	
$16,762,589	**$16,762,589**	**$0**	

SUMMARY OF OVERTIME BY DEPARTMENT, BY MONTH
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

AGENCY	JULY	AUG.	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN**	GROSS EXPEND.	REIMB YTD	NET TOTAL	ORIGINAL BUDGET	REVISED BUDGET	AVAILABLE BALANCE	PCT Expended
111 - Legislative Services	$551	$878	$856	$741	$1,112	$344							$4,481	$0	$4,481	$10,000	$10,000	$5,519	45%
131 - Mayor's Office	$0	$0	$0	$0	$0	$0							$0	$0	$0	$0	$0	$0	0%
132 - Chief Administrative Office	$0	$0	$0	$0	$0	$0							$0	$0	$0	$10,000	$10,000	$10,000	0%
133 - Corporation Counsel	$0	$0	$0	$0	$0	$0							$0	$0	$0	$0	$0	$0	0%
137 - Finance	$40	$0	$41	$0	$0	$0							$80	$0	$80	$2,250	$2,250	$2,170	4%
138 - Information and Technology	$0	$0	$0	$0	$0	$0							$0	$0	$0	$0	$0	$0	0%
139 - Office of Assessment	$0	$17	$0	$180	$0	$0							$197	$0	$197	$3,000	$3,000	$2,803	7%
144 - Mgmt, Policy & Grants	$0	$0	$0	$0	$0	$0							$0	$0	$0	$2,000	$2,000	$2,000	0%
152 - Library	$0	$0	$0	$0	$0	$0							$0	$0	$0	$150,000	$150,000	$150,000	0%
161 - City Town Clerk	$0	$67	$100	$0	$1,618	$0							$1,785	$0	$1,785	$9,000	$9,000	$7,215	0%
162 - Registrar of Voters	$26	$1,362	$9,082	$11,885	$9,928	$370							$32,653	$0	$32,653	$40,000	$40,000	$7,347	82%
163 - Parks Department	$72,076	$116,779	$86,590	$72,067	$58,689	$26,414							$432,613	$0	$432,613	$426,000	$426,000		102%
200 - Public Safety Communication	$88,266	$135,874	$128,579	$146,493	$109,988	$63,621							$672,821	$0	$672,821	$250,000	$250,000	($422,821)	269%
201 - Police Services	$1,056,705	$1,947,892	$1,596,323	($104,162)	$1,597,129	$736,420							$6,830,308	$0	$6,830,308	$11,650,000	$11,650,000	$4,819,692	59%
202 - Fire Services	$377,088	$980,975	$615,975	$709,696	$603,999	$329,506							$3,617,238	$0	$3,617,238	$5,310,000	$5,310,000	$1,692,762	68%
301 - Health Department		$1,229	$372	$489	$1,117	$84							$3,291	$0	$3,291	$75,000	$75,000	$71,709	4%
309 - Youth and Recreation	$76	$0	$0	$102	$3,611	$0							$3,789	$0	$3,789	$25,000	$25,000	$21,211	15%
501 - Public Works	$64,051	$117,278	$92,215	$73,845	$108,344	$73,320							$529,054	$0	$529,054	$982,000	$982,000	$452,946	
702 - City Plan	$1,684	($76)	$761	$549	$1,322	$32							$4,272	$0	$4,272	$14,000	$14,000	$9,728	31%
704 - Transportation, Traffic and P	$18,129	$37,666	$37,188	$20,036	$13,129	$7,050							$133,199	$0	$133,199	$155,000	$155,000	$21,801	86%
705 - Commission on Equal Opport	$0	$0	$0	$390	$488	$0							$878	$0	$878	$5,000	$5,000	$4,122	18%
721 - Office of Bldg., Inspection &	$0	$191	$0	$0	$0	$0							$191	$0	$191	$25,000	$25,000	$24,809	1%
747 - Livable Cities Initiative	$1,465	$2,891	$1,749	$385	$770	$317							$7,577	$0	$7,577	$20,000	$20,000	$12,423	38%
900 - Board of Education	$41,927	$87,026	$101,843	$154,609	$118,607	$50,506							$554,518	$0	$554,518	$577,825	$577,825	$23,307	96%
TOTAL	**$1,722,083**	**$3,430,049**	**$2,671,673**	**$1,087,306**	**$2,629,850**	**$1,287,984**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,828,945**	**$0**	**$12,828,945**	**$19,741,075**	**$19,741,075**	**$6,918,744**	**65%**

SUMMARY OF GROSS OVERTIME BY DEPARTMENT, BY WEEK
FISCAL YEAR 2024-2025
MONTH ENDING; November 2024

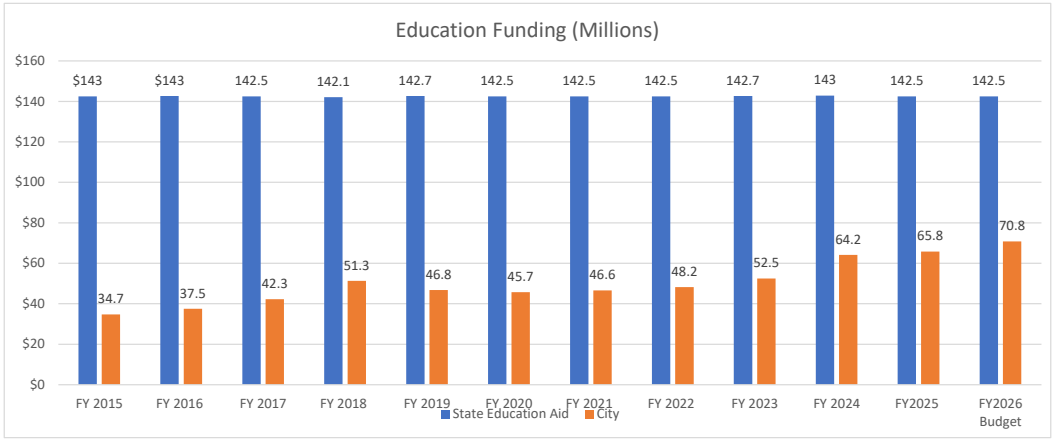
AGENCY	w/e 11/3/2025	w/e 11/10/2025	w/e 11/17/2025	w/e 11/24/2025	w/e 12/1/2025	Gross Overtime
						$0
111 - Legislative Services	$0	$0	$794	$318	$0	$1,112
131 - Mayor's Office	$0	$0	$0	$0	$0	$0
132 - Chief Administrative Office	$0	$0	$0	$0	$0	$0
133 - Corporation Counsel	$0	$0	$0	$0	$0	$0
137 - Finance	$0	$40	$0	$0	$0	$40
138 - Information and Technology	$0	$0	$0	$0	$0	$0
139 - Office of Assessment	$0	$0	$0	$0	$0	$0
144 - Management,Policy & Grants	$0	$0	$0	$0	$0	$0
152 - Library	$0	$0	$0	$0	$0	$0
160 - Park's and Recreation	$0	$0	$0	$0	$0	$0
161 - City Town Clerk	$0	$426	$707	$484	$0	$1,617
162 - Registrar of Voters	$4,572	$3,912	$1,093	$350	$0	$9,927
163 Parks Department	$13,407	$13,753	$18,828	$12,698	$0	$58,687
200 - Public Safety Communication	$19,830	$26,562	$35,078	$28,518	$0	$109,988
201 - Police Services	$401,944	$368,929	$420,703	$474,151	($68,598)	$1,597,129
202 - Fire Services	$129,202	$217,892	$113,245	$143,660	$0	$603,999
301 - Health Department	$101	$128	$207	$681	$0	$1,117
309 - Youth and Recreation	$0	$0	$0	$0	$0	$0
501- Department of Public Works	$13,247	$21,084	$42,315	$31,439	$0	$108,084
702 - City Plan	$97	$318	$291	$615	$0	$1,322
704 - Transportation, Traffic and Parking	$2,829	$2,399	$3,008	$4,892	$0	$13,129
705 - Commission on Equal Opportunity	$0	$0	$488	$0	$0	$488
721 - Office of Bldg., Inspection & Enforce	$0	$0	$0	$0	$0	$0
747 - Livable Cities Initiative	$0	$257	$257	$256	$0	$770
900 - Board of Education	$32,970	$26,344	$34,408	$25,158	$0	$118,880
Grand Total	$618,199	$682,044	$671,422	$723,221	($68,598)	$2,626,289

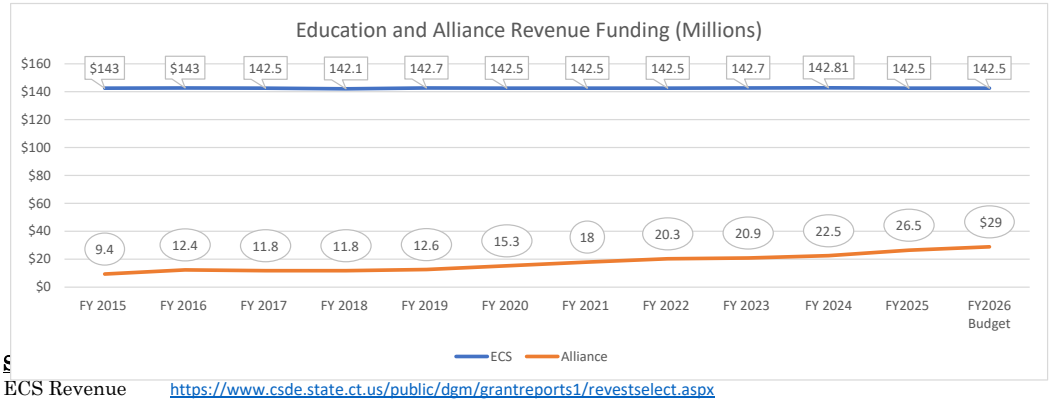
Board of Education General Fund Allocation Breakdown

Education Cost Sharing Funding

	FY 2023-24	*FY 2024-25*	*FY 2025-26 Budget*
1.ECS Entitlement	$165,306,789	$ 168,976,248	$ 168,976,248
2.Alliance Portion	$22,531,420	$ 26,500,000	$ 28,890,000
3. 2024-25 Education Diversity Portion of Alliance Grant	$265,844	$ -	$ -
4. Two Percent Compensatory Education Portion	$0	$ -	$ -
5. Sub-Total Local ECS (General Fund)	***$142,509,525***	***$142,476,248***	***$140,086,248***
6.ECS Prior Year Adjustment	-$4,592	$ -	$ -
7.Excess Costs Grant Prior Year Adjustment	$306,839	$ -	$ -
7.ECS Revenue (Item 4 + Item 5 + Item 6)	**$142,811,772**	**$142,476,248**	**$140,086,248**

**State Statute 10-262u that any increase in Education Cost Sharing must be appllied to the alliance portion of education cost sharing





ECS Revenue https://www.csde.state.ct.us/public/dgm/grantreports1/revestselect.aspx

Alliance Page https://portal.ct.gov/SDE/Alliance-Districts/Alliance-and-Opportunity-Districts

Board of Education Projections as of October 31, 2025

General Fund Report - 10/31/25

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (Unaudited) as of October 31, 2025

	FY2026 Adjusted Budget (A)	MONTHLY YTD Actuals (B)	YTD %	MONTHLY Encumbrances (C)	Available (A-B+C)
Salaries					
Teacher Full-Time	$81,428,641	($23,580,352)	28.96%	$0	$57,848,289
Admin & Management Full-Time	18,993,069	(7,153,473)	37.66%	0	11,839,596
Paraprofessionals	3,463,116	(1,191,736)	34.41%	0	2,271,380
Support Staff Full-Time	11,518,689	(4,564,671)	39.63%	0	6,954,018
Part Time & Seasonal	2,935,227	(537,251)	18.30%	(178,918)	2,219,058
Substitutes	1,130,000	(570,878)	50.52%	0	559,122
Overtime, Benefits, Other	3,554,650	(1,276,757)	35.92%	(143,719)	2,134,174
Total Salaries and Benefits	**$123,023,392**	**($38,875,119)**	**31.60%**	**($322,637)**	**$83,825,635**
Supplies and Services					
Instructional Supplies	$3,100,307	($1,137,228)	36.68%	($772,278)	$1,190,801
Tuition	27,360,458	(1,836,385)	6.71%	(33,948,861)	(8,424,788)
Utilities	10,596,000	(1,905,437)	17.98%	(7,890,490)	800,074
Transportation	30,084,464	(742,893)	2.47%	(34,310,870)	(4,969,300)
Maintenance, Property, Custodial	2,475,309	(299,593)	12.10%	(806,622)	1,369,094
Other Contractual Services	16,623,854	(3,373,253)	20.29%	(12,095,459)	1,155,142
Total Supplies and Services	**$90,240,392**	**($9,294,788)**	**10.30%**	**($89,824,580)**	**($8,878,976)**
General Fund Totals	**$213,263,784**	**($48,169,907)**	**22.59%**	**($90,147,218)**	**$74,946,659**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - October 31, 2025

YTD by Period	Account Description		Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Teachers Full-Time	Teachers		**$81,428,641**	**$23,580,352**	**$4,004,996**	**$0**	**$57,848,289**	**28.96**
Admin & Management Full-Time	Salaries		1,217,605	430,211	45,895	0	787,394	35.33
	Directors Salaries		1,090,645	265,258	27,143	0	825,387	24.32
	Supervisor		2,541,537	1,097,519	115,884	0	1,444,019	43.18
	Department Heads/Principals/Aps		12,022,482	4,299,501	519,275	0	7,722,981	35.76
	Management		2,120,800	1,060,984	91,545	0	1,059,816	50.03
		Sub-Total	**$18,993,069**	**$7,153,473**	**$799,742**	**$0**	**$11,839,596**	**37.66**
Paraprofessionals	ParaProfessionals		3,463,116	1,191,736	188,984	0	2,271,380	34.41
Support Staff Full-Time	Wages Temporary		388,810	148,032	27,274	-	240,778	38.07
	Custodians		4,724,636	1,772,296	184,607	0	2,952,340	37.51
	Building Repairs		817,430	311,664	34,264	0	505,766	38.13
	Clerical		2,758,875	1,044,271	122,039	0	1,714,604	37.85
	Security		2,726,425	1,266,390	134,651	0	1,460,035	46.45
	Truck Drivers		102,513	22,019	2,342	0	80,494	21.48
		Sub-Total	**$11,518,689**	**$4,564,671**	**$505,177**	**$0**	**$6,954,018**	**39.63**
Part Time & Seasonal	Coaches		650,000	(16,553)	0	0	666,553	(2.55)
	Other Personnel		180,000	63,932	38,418	178,918	(62,851)	0.00
	Part-Time Payroll		1,921,307	467,317	74,738	0	1,453,990	24.32
	Seasonal		93,920	24,155	0	0	69,765	25.72
	Teachers Stipend		90,000	(1,600)	0	0	91,600	(1.78)
	Tutors		0	0	0	0	0	0.00
		Sub-Total	**$2,935,227**	**$537,251**	**$113,156**	**$178,918**	**$2,219,058**	**24.40**
Substitutes	Substitutes		**$ 1,130,000**	**$ 570,878**	**$ 160,455**	**$ -**	**$ 559,122**	**$ 51**
Overtime, Benefits, Other	Overtime		627,825	444,850	59,041	0	182,975	70.86
	Longevity		277,175	288	0	0	276,888	0.10
	Custodial Overtime		575,500	629,675	50,893	0	(54,175)	109.41
	Retirement		1,600,000	200,526	507	143,361	1,256,113	21.49
	Medical Supplies		0	0	0	0	0	0.00
	In-Service Training		0	0	0	0	0	0.00
	Employment Comp		420,000	17	9	0	419,984	0.00
	Professional Meetings*		54,150	1,403	0	358	52,389	3.25
		Sub-Total	**$3,554,650**	**$1,276,757**	**$110,450**	**$143,719**	**$2,134,174**	**39.96**
	Salaries Sub-Total		**$123,023,392**	**$38,875,119**	**$5,882,960**	**$322,637**	**$83,825,635**	**31.86**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - October 31, 2025

YTD by Period	Account Description	Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Instructional Supplies	Equipment	302,779	26,581	0	48,510	227,688	24.80
	Computer Equipment	84,453	26,446	1,518	7,908	50,099	40.68
	Software	9,841	968	0	997	7,876	0.00
	Furniture	81,668	7,641	0	4,864	69,164	15.31
	Testing Materials	28,500	0	0	0	28,500	0.00
	Education Supplies Inventory	307,197	140,688	0	80,951	85,558	72.15
	General/Office Supplies	1,259,365	394,117	1,300	464,987	400,261	68.22
	Textbooks	569,918	381,384	0	97,192	91,342	83.97
	Library Books	107,765	4,524	0	18,437	84,804	21.31
	Registrations, Dues & Subscrip.	144,785	113,938	0	7,633	23,214	83.97
	Student Activities	84,500	40,000	0	6,208	38,292	54.68
	Graduation	51,536	0	0	5,135	46,401	9.96
	Emergency Medical	68,000	941	563	29,457	37,602	44.70
	Sub-Total	**$3,100,307**	**$1,137,228**	**$3,380**	**$772,278**	**$1,190,801**	**61.59**
Tuition	Tuition	27,360,458	1,836,385	10,661	33,948,861	(8,424,788)	130.79
Utilities	Natural Gas	2,141,500	51,999	0	1,994,501	95,000	95.56
	Electricity	6,979,500	1,435,965	0	4,992,730	550,805	92.11
	Water	395,000	93,287	0	296,713	5,000	98.73
	Telephone	620,000	158,538	0	431,032	30,429	95.09
	Telecommunications/Internet	70,000	23,495	0	0	46,505	33.56
	Sewer Usage	320,000	142,152	68,788	175,514	2,334	99.27
	Gas & Oil	70,000	0	0	0	70,000	0.00
	Sub-Total	**$10,596,000**	**$1,905,437**	**$68,788**	**$7,890,490**	**$800,074**	**92.45**
Transportation	Milage	572,900	109,516	27,365	525,290	(61,907)	110.81
	Business Travel	32,500	960	0	3,543	27,997	13.86
	Transportation	18,185,898	500,288	394,780	19,800,652	(2,115,042)	111.63
	Special Education Transportation	5,273,895	704,676	40,224	4,197,437	371,782	92.95
	Transportation Techincal Schools	452,000	16,999	16,999	756,001	(321,000)	171.02
	Transit Bus Passes	102,375	0	0	131,090	(28,715)	128.05
	Field Trips	220,099	1,820	1,395	64,070	154,209	29.94
	InterDistrict Transportation	1,333,680	(1,296,100)	0	4,600,000	(1,970,220)	247.73
	Outplacment Transportation	3,705,000	670,230	349,993	3,761,516	(726,746)	119.62
	Field Trips (Non-Public)	208,117	34,504	5,740	471,270	(299,057)	243.38
	Sub-Total	**$30,084,464**	**$742,893**	**$836,496**	**$34,310,870**	**($4,969,300)**	**116.52**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - October 31, 2025

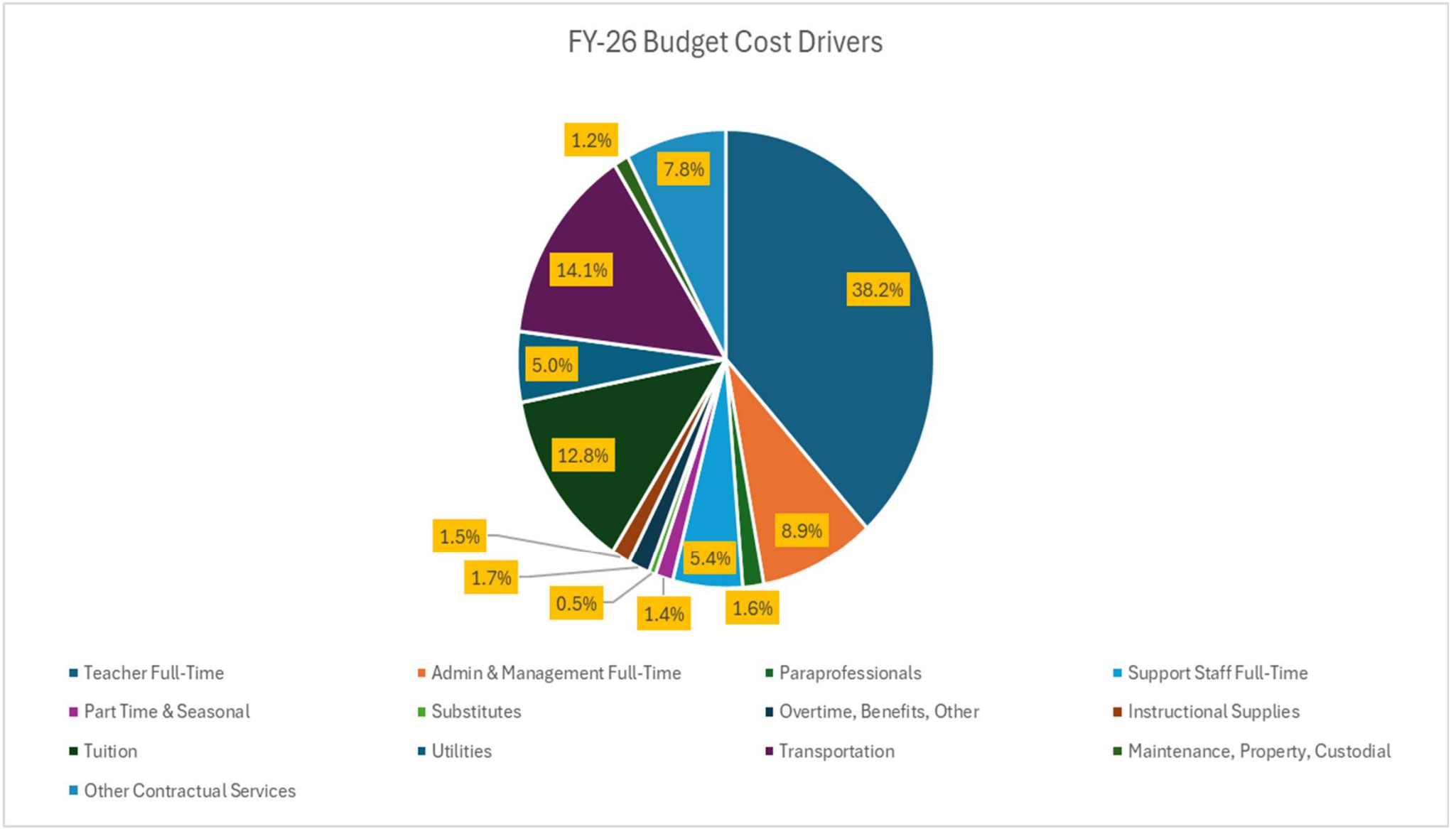
YTD by Period	Account Description	Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Maintenance, Property, Custodial	School Security	7,000	1,456	0	0	5,544	20.79
	Building & Grounds Maint. Supp.	100,000	29,687	0	22,478	47,835	52.17
	Custodial Supplies	573,000	63,522	0	334,609	174,868	69.48
	Light Bulbs	30,000	11,717	0	10,663	7,620	74.60
	Uniforms	26,100	0	0	3,997	22,103	15.31
	Moving Expenses	50,000	64,253	0	25,036	(39,289)	178.58
	Cleaning	18,000	0	0	16,000	2,000	88.89
	Repairs & Maintenance	92,209	2,935	0	58,463	30,811	66.59
	Building Maintenance	475,000	10,802	0	112,620	351,578	25.98
	Rental	95,000	0	0	0	95,000	0.00
	Rental of Equipment	29,000	5,982	0	19,018	4,000	86.21
	Maintenance Agreement Services	895,000	86,542	0	157,182	651,276	27.23
	Vehicle Repairs	85,000	22,697	0	46,556	15,747	81.47
	Sub-Total	**$2,475,309**	**$299,593**	**$0**	**$806,622**	**$1,369,094**	**44.69**
Other Contractual Services	Other Contractual Services *	4,733,612	1,842,208	1,004,187	3,001,782	(110,378)	102.33
	**** Special Education (494)***	1,142,340	465,370	0	0	676,970	40.74
	****Facilities(474)***	8,625,558	723,832	0	7,900,084	1,641	99.98
	****IT(472)***	874,344	254,796	0	616,755	2,793	99.68
	Legal Services	615,000	0	0	520,000	95,000	84.55
	Other Purchased Services	32,500	0	0	0	32,500	0.00
	Postage & Freight	150,500	87,047	0	56,838	6,616	95.60
	Claims	450,000	0	0	0	450,000	0.00
	Sub-Total	**$16,623,854**	**$3,373,253**	**$1,004,187**	**$12,095,459**	**$1,155,142**	**93.05**
	Supplies & Services Sub-Total	**$90,240,392**	**$9,294,788**	**$1,923,512**	**$89,824,580**	**($8,878,976)**	**109.84**
	Combined Total	**$213,263,784**	**$48,169,907**	**$7,806,473**	**$90,147,218**	**$74,946,659**	**64.86**

**** Breakout of Other Contractual Services by Department***

Reporting For Information Purposes Only - MTD Actuals for the Month referenced above.

FY26 Budget Cost Drivers

NEW HAVEN PUBLIC SCHOOLS



Special Funds (Grants) Report - 10/31/25

NEW HAVEN PUBLIC SCHOOLS

2025-26 GRANT FUNDED EXPENDITURES BY CATEGORY

	Budget	YTD Actuals	Encumbered	Available	
Full Time Salaries	38,254,874	7,377,671	0	30,877,203	
Employee Benefits	5,579,199	1,516,732	0	4,062,466	
Part Time Personnel	4,865,056	2,002,253	35,843	2,826,961	
Travel/Mileage	191,416	94,419	0	96,997	
Equipment/Technology	1,204,073	304,957	339,690	559,425	
Materials/Supplies	1,296,702	346,158	349,844	600,700	
Purchased Property Services	761,066	256,885	708,055	-203,874	
Other Professional/Technical	9,777,214	1,537,936	5,797,407	2,441,872	
Transportation/Field Trips	494,027.00	29,847.77	14,052	450,127.70	
Other Purchased Services	1,213,729	352,941	230,525	630,263	
Parent Activities	12,457	4,583	2,764	5,110	
Fixed Costs	1,225,242	414,229	0	811,013	
Fees/Misc Expenses/Student Activities	0	0	0	0	
Grand Total	**$ 64,875,054**	**$ 14,238,613**	**$ 7,478,179**	**$ 43,158,262**	21.95%

Summary of Grants Revenue

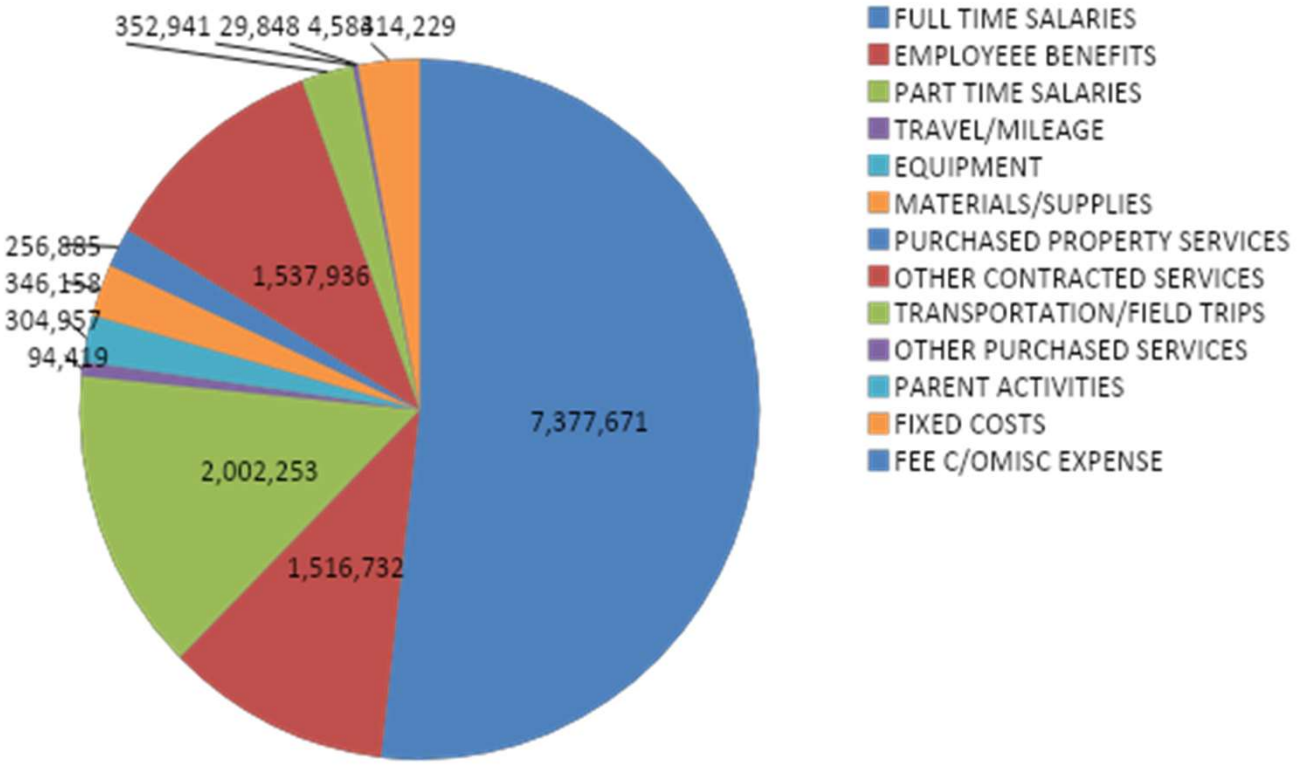
NEW HAVEN PUBLIC SCHOOLS

Count	Common Titles	A FY 2024-25 Funding	B Carryover Funding	C Received FY2025-26 Funding	D Pending Approvals	E Total Anticipated New Funding	F Total Available Funds for 2025-26	G YOY $ Change in New Funds	H YOY % Change
1	Law Education/School Security	$335,951	$335,951	$0	$0	$0	$335,951	($335,951)	0.0%
2	Impact Aid	$42,431	$0	$0	$0	$0	$0	($42,431)	-100.0%
3	Youth Service Prevention	$51,195	$0	$75,000	$0	$75,000	$75,000	$23,805	46.5%
4	Adult Education/Homeless	$3,635,181	$155	$3,105,450	$0	$3,105,450	$3,105,605	($529,731)	-14.6%
5	IDEA	$9,391,497	$737,953	$7,338,071	$0	$7,338,071	$8,076,024	($2,053,426)	-21.9%
6	Perkins	$633,007	$0	$0	$0	$0	$0	($633,007)	-100.0%
7	Title II A/Student Support	$3,087,890	$1,392,546	$0	$1,971,200	$1,971,200	$3,363,746	($1,116,690)	-36.2%
8	School Based Health/Parenting	$1,344,594	$0	$1,375,736	$0	$1,375,736	$1,375,736	$31,142	2.3%
9	Federal Magnet Grant	$3,007,048	$2,096,045	$2,965,506	$0	$2,965,506	$5,061,551	($41,542)	-1.4%
10	State Bilingual/Title III/Immigrant	$1,209,637	$298,615	$356,762	$563,586	$920,348	$1,218,963	($289,289)	-23.9%
11	School Readiness/Family Resourc	$11,537,253	$353,020	$445,452	$0	$445,452	$798,472	($11,091,801)	-96.1%
12	Private Foundation	$696,649	$103,517	$245,500	$0	$245,500	$349,017	($451,149)	-64.8%
13	Title I/SIG	$15,656,500	$2,089,659	$300,000	$14,166,661	$14,466,661	$16,556,319	($1,189,839)	-7.6%
14	Head Start - Federal	$6,949,696	$0	$5,837,376	$0	$5,837,376	$5,837,376	($1,112,320)	-16.0%
15	Medicaid Reimbursement	$271,653	$0	$173,658	$0	$173,658	$173,658	($97,995)	-36.1%
16	Manufacturing Pathways	$1,757,441	$247,601	$0	$0	$0	$247,601	($1,757,441)	0.0%
17	Alliance/Comm Network/Low Performing	$27,718,431	$508,354	$28,314,805	$67,296	$28,382,101	$28,890,455	$663,670	2.4%
18	State Misc Education Grants	$203,571	$0	$0	$0	$0	$0	($203,571)	-100.0%
19	Open Choice	$257,328	$0	$0	$0	$0	$0	($257,328)	-100.0%
20	Head Start - EARLY START (state)	$130,759	$0	$700,759	$0	$700,759	$700,759	$570,000	435.9%
21	Priority/21st Century	$5,412,049	$10,820	$5,182,739	$1	$5,182,740	$5,193,560	($229,309)	-4.2%
22	Jobs for CT Youth	$16,750	$0	$0	$0	$0	$0	($16,750)	-100.0%
23	ARPA After School	$1,684,998	$284,006	$0	$0	$0	$284,006	($1,684,998)	-100.0%
24	ESSER II	$0	$0	$0	$0	$0	$0	$0	#DIV/0!
25	ARP ESSER	$11,377,765	$0	$0	$0	$0	$0	($11,377,765)	0.0%
26	ARP ESSER Special Education	$0	$0	$0	$0	$0	$0	$0	0.0%
27	ARP ESSER Homeless Youth	$137,291	$0	$0	$0	$0	$0	($137,291)	0.0%
28	ARP ESSER SPPT	$817,641	$0	$0	$0	$0	$0	($817,641)	0.0%
		$107,364,206	$8,458,241	$56,416,814	$16,768,744	$73,185,558	$81,643,799	($34,178,649)	-31.8%

Monthly Financial Report - Grants

NEW HAVEN PUBLIC SCHOOLS

2025-26 GRANT FUNDED EXPENDITURES BY CATEGORY



SUMMARY OF INVESTMENTS
FISCAL YEAR 2025-2026
November

GENERAL FUND INVESTMENTS

Fund Type	Date	Term/ Days	Bank	Rate	Type	Principal Amount	Interest Amount
GENERAL	Nov	Daily	CITIZENS	3.00%	MMA	4,494,222.44	10,947.76
GENERAL	Nov	Daily	WEBSTER	1.72%	MMA	641,100.89	896.29
CAPITAL	Nov	Daily	DREYFUS	3.87%	MMA	96,606,586.40	302,828.78
GENERAL	Nov	Daily	TD BANK	3.25%	MMA	15,325,301.31	34,652.17
CWF	Nov	Daily	TD BANK	3.25%	MMA	314,852.93	581.90
GENERAL-TR	Nov	Daily	TD BANK	3.25%	MMA	1,454,274.07	2,358.46
GENERAL-WC	Nov	Daily	TD BANK	0.00%	MMA	52,124.58	0.00
GENERAL	Nov	Daily	M AND T Bank	0.10%	MMA	39,462.69	3.25
GENERAL-SC	Nov	Daily	STIF	4.04%	MMA	204.30	0.65
GENERAL	Nov	Daily	STIF	4.04%	MMA	44,032,521.55	230,124.72
		Total General Fund Interest Earned					**582,393.98**

SPECIAL FUND INVESTMENTS

Fund Type	Date	Term/ Days	Bank	Rate	Type	Principal Amount	Interest Amount
SPECIAL FUNDS	Nov	Daily	TD BANK	3.25%	MMA	4,598,695.33	10,690.58
		Total Special Fund Interest Earned					**10,690.58**

SUMMARY OF OUTSTANDING DEBT
FISCAL YEAR 2025-2026
November

	Bonds Outstanding as of 6/30/25	Principal Retired 7/1-10/31/25	Principal Retired in November 2025	FY2026 G.O. Bonds and QZAB Bonds	Principal Defeased	Outstanding Balance November 30, 2025
General Obligation						
City	390,753,372.59	24,480,888.63	-			366,272,483.96
Education	191,211,627.42	15,829,111.37	-			175,382,516.05
Outstanding Balance November 30, 2025						**541,655,000.01**

Includes: General Obligation and Qualified Zone Academy Bonds

CWF bonds are no longer is City's name.
As of 7/1/07, CWF debt became a cost sharing agreement.

SUMMARY OF PERSONNEL
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025
FULL TIME PERSONNEL

EFF DATE	FUND	AGENCY	POS #	JOB TITLE	LAST NAME	FIRST NAME	SALARY	COMMENTS
11/30/2025	GF	Police Dept	3640	Police Officer 2nd	Smith	Kevin	$90,406.00	
11/30/2025	GF	Police Dept	3190	Police Officer 2nd	Barolli	Jared	$90,406.00	
11/30/2025	GF	Police Dept	3230	Police Officer 2nd	Ruiz	Mary	$90,406.00	
11/30/2025	GF	Police Dept	3130	Police Officer 2nd	Pogorzelska	Sylvia	$90,406.00	
11/30/2025	GF	Police Dept	2890	Police Officer 2nd	Marranca	Duane	$90,406.00	
11/30/2025	GF	Police Dept	2180	Police Officer 2nd	Lauria	Anthony	$90,406.00	
11/30/2025	GF	Police Dept	3090	Police Officer 2nd	Jones	Yezenia	$90,406.00	
11/30/2025	GF	Police Dept	1380	Police Officer 2nd	Gayle	Kevon	$90,406.00	
11/30/2025	GF	Police Dept	600	Police Officer 2nd	Dudley	Andre	$90,406.00	
11/30/2025	GF	Police Dept	3400	Police Officer 2nd	Dobson	Cianela	$90,406.00	
11/30/2025	GF	Police Dept	2850	Police Officer 2nd	Delices	Clarel	$90,406.00	
11/30/2025	GF	Police Dept	2900	Police Officer 2nd	Colella	Matthew	$90,406.00	
11/30/2025	GF	Police Dept	3280	Police Officer 2nd	Coggins	Jermaine	$90,406.00	
11/24/2025	GF	Police Dept	TBD, put in 24010	Police Records Clerk I	Lewis	Melissa	$47,834.00	
11/13/2025	GF	Police Dept	3840	Police Officer	Hallstrom	Eric	$90,406.00	
11/25/2025	GF	Police Dept	9956	Crime Analyst Supervisor	Kenealy	Alexandra	$90,732.00	

PART-TIME PERSONNEL

EFF DATE	FUND	AGENCY	POS #	JOB TITLE	LAST NAME	FIRST NAME	SALARY/HR RATE	COMMENTS
11/1/2025	SF	PUBLIC SAFETY COMMUNICATIONS	220000010	PT 911 Operator Dispatcher	Walton	Shaquita	$25.00	up to 40 hrs per week, not to exceed 120 days
11/10/2025	GF	Library	PT720	PT Library Aide	Bell	Shakeira	$18.00	up to 40 hrs per week, not to exceed 120 days
TBD	GF	Parks		Seasonal Caretaker	Hill	Matthew	$18.00	up to 40 hrs per week, not to exceed 120 days
TBD	GF	Youth and Recreation		Program Aide	Jason	Martinez	$18.00	up to 40 hrs per week, not to exceed 120 days
11/17/2025	GF	Parks		Seasonal Caretaker	Sanford	Timothy	$18.00	up to 40 hrs per week, not to exceed 120 days
11/17/2025	GF	Transportation Traffic & Parking		Parking Enforcement Officer, Part Time	Lawrence	Karissa	$23.47	up to 40 hrs per week, not to exceed 120 days
11/17/2025	GF	Transportation Traffic & Parking		Crossing/Safety Guard	Mitchell	Marquis	$18.00	up to 40 hrs per week, not to exceed 120 days
11/17/2025	GF	Youth and Recreation		Lifeguard/WSI	Torres	Kaileyn	$19.00	up to 40 hrs per week, not to exceed 120 days
11/24/2025	GF	Parks		Seasonal Caretaker	Bowen	Robert	$18.00	up to 40 hrs per week, not to exceed 120 days
11/24/2025	GF	Transportation Traffic & Parking		Parking Enforcement Officer, Part Time	Ricks	Beyonce	$23.47	

VACANCY REPORT

MONTH ENDING; November 2025

Agency No	Agency Name	Position Title	Current YR Salary	FTE
111	Legislative Services	Legislative Transcriber	81,907	FT
131	Mayors Office	Deputy Chief Of Staff	95,000	FT
132	Chief Administrative Office	Deputy Dir Emergency Mgmt./Operations	113,929	FT
132	Chief Administrative Office	Ex Administrative Assistant to HR	59,740	FT
132	Chief Administrative Office	Ex Administrative Assistant to HR	67,980	FT
133	Corporation Counsel	BOE Labor and Employment Staff Attorney	124,806	FT
133	Corporation Counsel	Labor Relations Staff Attorney	124,806	FT
133	Corporation Counsel	Labor Relations Staff Attorney	124,806	FT
137	Finance	Chief Auditor	117,347	FT
137	Finance	Project Leader	79,637	FT
137	Finance	Personal Computer Support Tech	64,996	FT
137	Finance	PT Accounts Payable Auditor II	36,400	FT
137	Finance	Procurement Analyst	84,538	FT
137	Finance	PT Accounts Payable Auditor II	36,400	PT
139	Office of Assessment	Deputy Assessor	107,154	FT
144	Office Of Policy Management And Grants	Accounting Audit Coordinator	80,383	FT
144	Office Of Policy Management And Grants	Junior Accountant	90,234	FT
144	Office Of Policy Management And Grants	Treasury & Investment Analyst	65,803	FT
152	Library	Librarian II	62,649	FT
161	City Clerk	Elections/Land Records Specialist	54,765	FT
162	Registrar of Voters	Voters Clerk	46,350	FT
163	Parks Department	Deputy Director/Recreation	119,278	FT
163	Parks Department	Executive Assistant	56,687	FT
163	Parks Department	PT/Seasonal Community Program	90,000	FT
163	Parks Department	Superintendent of Fields	90,234	FT
163	Parks Department	Field Technician	63,009	FT
163	Parks Department	Field Technician	63,009	FT
163	Parks Department	Caretaker	55,426	FT
163	Parks Department	Caretaker	55,426	FT
163	Parks Department	Mechanic	77,697	FT
163	Parks Department	Caretaker III	63,009	FT
200	Public Safety Communications	Communication Supv	81,907	FT
200	Public Safety Communications	911 Op Dispatcher III	78,112	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Police Department	Account Clerk II	53,661	FT
201	Police Department	Captain	107,447	FT
201	Police Department	Captain	107,447	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Sergeant	87,816	FT
201	Police Department	Detective	86,537	FT
201	Police Department	Detective	86,537	PT
201	Police Department	Detective	86,537	PT
201	Police Department	Detective	86,537	FT

VACANCY REPORT

MONTH ENDING; November 2025

Agency No	Agency Name	Position Title	Current YR Salary	FTE
201	Police Department	Detective	86,537	FT
201	Police Department	Detective	86,537	FT
201	Police Department	Body Worn Camera Tech Assistant	55,793	FT
201	Police Department	Supervisor of Records Administration	55,793	FT
201	Police Department	Police Records Clerk I-II	52,606	FT
201	Police Department	Police Records Clerk I-II	51,540	FT
201	Police Department	Police Records Clerk I-II	51,540	FT
201	Police Department	Police Records Clerk I-II	51,540	FT
201	Police Department	Police Records Clerk I-II	51,540	FT
201	Police Department	Police Records Clerk I-II	52,606	FT
201	Police Department	Building Attendant II	51,841	FT
202	Fire Department	Fire Marshal	127,174	FT
202	Fire Department	Fire Inspector/Investigator	91,210	FT
202	Fire Department	Special Mechanic	77,697	FT
202	Fire Department	Special Mechanic	77,697	FT
202	Fire Department	Supv Building Facilities	90,234	FT
202	Fire Department	Battalion Chief	113,299	FT
202	Fire Department	Battalion Chief	113,299	FT
202	Fire Department	Captain	106,131	FT
202	Fire Department	Lieutenant	95,558	FT
202	Fire Department	Battalion Chief	113,299	FT
202	Fire Department	Battalion Chief	113,299	FT
202	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
202	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
202	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
202	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
301	Health Department	Sanitarian/Senior Sanitarian	73,409	FT
301	Health Department	Sanitarian/Senior Sanitarian	73,409	FT
301	Health Department	Sanitarian/Senior Sanitarian	73,409	FT
301	Health Department	Sanitarian/Senior Sanitarian	70,725	FT
301	Health Department	Sanitarian/Senior Sanitarian	70,725	FT
301	Health Department	Lead Inspector	61,641	FT
301	Health Department	Program Director Nursing	123,151	FT
301	Health Department	Public Health Nurse-Clinic	87,876	FT
301	Health Department	Pediatric Nurse Practitioner	119,278	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT

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VACANCY REPORT

MONTH ENDING; November 2025

Agency No	Agency Name	Position Title	Current YR Salary	FTE
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	71,974	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	60,700	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
308	Deputy Community Service Administration	Deputy Community Services Administrator	135,409	FT
309	Recreation And Youth	Executive Administrative Asst	84,538	FT
309	Recreation And Youth	P/T Volunteer Asst	10,612	PT
501	Public Works	Executive Administrative Asst	65,965	FT
501	Public Works	Administrative Assistant	52,071	FT
501	Public Works	Refuse Laborer	65,312	FT
501	Public Works	Refuse Truck Driver	69,680	FT
501	Public Works	Mechanic A-B	76,752	FT
704	Transportation, Traffic & Parking	Traffic Safety Engineer	83,782	FT
704	Transportation, Traffic & Parking	Traffic Enforcement Systems Technician	80,125	FT
705	Commission on Equal Opportunities	Administrative Assistant	51,015	FT
721	Office Of Building Inspection Enforcement	Plumbing Inspector	90,234	FT
721	Office Of Building Inspection Enforcement	Asst Building Inspector	81,907	FT
721	Office Of Building Inspection Enforcement	Asst Building Inspector	81,907	FT
721	Office Of Building Inspection Enforcement	Assistant Building & Plans Official	90,234	FT
721	Office Of Building Inspection Enforcement	Assistant Building & Plans Official	90,234	FT
721	Office Of Building Inspection Enforcement	Buidling Program and Fiscal Analyst	89,749	FT
724	Economic Development	Deputy Director Economic Development	112,455	FT
724	Office of Housing and Comm Dev	Acquisition/Disposition Coordinator	75,660	FT
747	Livable City Initiative	Acquisition/Disposition Coordinator	81,907	FT
724	Economic Development	Deputy Director Economic Development	112,455	FT
724	Office of Housing and Comm Dev	Acquisition/Disposition Coordinator	75,660	FT
747	Livable City Initiative	Acquisition/Disposition Coordinator	81,907	FT

Total Full Time Vacancies	10,800,706	139
Total Part Time Vacancies	220,086	4
Grand Total	11,020,792	143

POLICE & FIRE SERVICES SWORN, SUPRESSION, AND NON-SUPRESSION VACA
MONTH ENDING; November 2025

NEW HAVEN POLICE SERVICES

Title	Total Budgeted	Total Filled	Total Vacant
Police Chief	1	1	0
Assistant Chiefs	3	3	0
Assistant Chiefs ($1.00)	1	0	1
Police Captain	3	1	2
Police Captain ($1.00 Positions)	0	0	0
Police Lieutenant	18	14	4
Police Sargent	48	48	0
Police Detective	54	49	5
Police Officer	266	216	50
Police Officer ($1.00)	22	0	22
Total	**416**	**332**	**84**

NEW HAVEN FIRE SERVICES SUPRESSION

Title	Total Budgeted	Total Filled	Total Vacant
Fire Chief	1	1	0
Asst Chief Administration	1	0	1
Asst Chief Operations	1	1	0
Deputy Chief	4	4	0
Battalion Chief	8	6	2
Captain	28	23	5
Lieutenant	41	40	1
Fire Fighter / Paramedic / Lateral	236	173	63
Total	**320**	**248**	**72**

NEW HAVEN FIRE SERVICES NON-SUPRESSION

Title	Total Budgeted	Total Filled	Total Vacant
Director of Training	1	1	0
Drillmaster	1	1	0
Assistant Drillmaster	3	3	0
Assistant Drillmaster $1.00	2	0	2
Fire Marshal	1	0	1
Deputy Fire Marshal	1	1	0
Fire Investigator Supv	1	0	1
Fire Inspector/Investigator	6	6	0
Life Safety Comp Ofcr	1	1	0
Public Assembly Inspector	1	1	0
Supv Building Facilities	1	0	1
Fire Prop & Equip Tech	2	1	1
Lead Mechanic Fire	1	1	0
Special Mechanic	3	2	1
Supervisor of EMS	1	1	0
Management and Policy Analyst	1	1	0
Executive Administrative Assist	1	1	0
Administrative Assistant	2	2	0
Total	**30**	**23**	**7**

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; November 2025

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,500,000	$0	($587,087)	3,912,913
FINANCE/TECHNOLOGY	SOFTWARE LICENSING UPGRADES	$100,000	$100,000	$0	$220	100,220
FINANCE/TECHNOLOGY	NETWORK UPGRADES	$100,000	$100,000	$0	($32,725)	67,275
FINANCE/TECHNOLOGY	INFORMATION & TECHNOLOGY INITI	$2,975,000	$2,975,000	$0	($756,436)	2,218,564
FINANCE/TECHNOLOGY	POLICE TECHNOLOGY	$100,000	$100,000	$0	($34)	99,966
FINANCE/TECHNOLOGY	FIRE TECHNOLOGY	$100,000	$100,000	$0	($3,653)	96,347
FINANCE/TECHNOLOGY	CITY WIDE DIGITIZATION	$500,000	$500,000	$0	$0	500,000
FINANCE/TECHNOLOGY	TECHNOLOGY/COMM UNICATIONS-LIBR	$400,000	$400,000	$0	($253,652)	146,348
FINANCE/TECHNOLOGY	TTP COMMUNICATIONS/I T EQUIPMEN	$50,000	$50,000	$0	($5,243)	44,757
PUBLIC LIBRARY	LIBRARY IMPROVEMENTS	$300,000	$300,000	$0	$946	300,946
POLICE SERVICES	EQUIPMENT	$1,400,000	$1,400,000	$0	($1,007,847)	392,153
POLICE SERVICES	POLICE FACILITY RENOVATINS	$500,000	$500,000	$0	($493,232)	6,768
FIRE SERVIECS	RESCUE AND SAFETY EQUIPMENT	$950,000	$950,000	$0	($4,000)	946,000
FIRE SERVIECS	EMERGENCY MEDICAL EQUIPMENT	$500,000	$500,000	$0	($85,001)	414,999
HEALTH DEPARTMENT	CLINIC EQUIPMENT/SOFTWA RE	$200,000	$200,000	$0	($152,005)	47,995
ENGINEERING	STREET RECONSTRUCTION/C OMPLETE	$1,600,000	$1,600,000	$0	($320,952)	1,279,048
ENGINEERING	BRIDGES	$1,000,000	$1,000,000	$0	($1,000,000)	0
ENGINEERING	FACILITY REHABILITATION	$1,700,000	$1,700,000	$0	($21,182)	1,678,818
ENGINEERING	FLOOD AND EROSION	$500,000	$500,000	$0	$0	500,000
ENGINEERING	LONG WHARF PARK	$1,000,000	$1,000,000	$0	$0	1,000,000
PARKS AND PUBLIC WORKS	PARKS INFRASTRUCTURE IMPROVEME	$1,400,000	$1,400,000	$0	($100,000)	1,300,000
PARKS AND PUBLIC WORKS	STREET TREES	$1,750,000	$1,750,000	$0	($215,000)	1,535,000
PARKS AND PUBLIC WORKS	BRIDGE UPGRADS & REHABILITATIO	$200,000	$200,000	$0	($26,341)	173,659

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; November 2025

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,500,000	$0	($587,087)	3,912,913
PARKS AND PUBLIC WORKS	SIDEWALK CONSTRUCTION&RE HABILI	$350,000	$350,000	$0	($314,519)	35,481
PARKS AND PUBLIC WORKS	PAVEMENT MGMT/INFRASTRUCT URE	$2,000,000	$2,000,000	$0	($244,882)	1,755,118
PARKS AND PUBLIC WORKS	REFUSE RECYCLING & WASTE STREA	$300,000	$300,000	$0	($116,981)	183,019
PARKS AND PUBLIC WORKS	ENVIRONMENTAL MITIGATION	$150,000	$150,000	$0	($91,402)	58,598
CITY PLAN	COASTAL AREA IMPROVEMENTS	$400,000	$400,000	$0	($400,000)	0
CITY PLAN	ON-CALL PLANNING	$100,000	$100,000	$0	($94,467)	5,533
CITY PLAN	ROUTE 34 EAST	$2,400,000	$2,400,000	$0	($2,400,000)	0
CITY PLAN	FARMINGTON CANAL LINE	$400,000	$400,000	$0	$0	400,000
CITY PLAN	PRESERVATION AND PLANNING	$25,000	$25,000	$0	($25,000)	0
TRANSPORTATION, TRAFFICE AND PARKING	TRAFFIC CONTROL SIGNALS	$500,000	$500,000	$0	($106,000)	394,000
TRANSPORTATION, TRAFFICE AND PARKING	METERS	$800,000	$800,000	$0	($26,052)	773,948
TRANSPORTATION, TRAFFICE AND PARKING	SIGNS AND PAVEMENT MARKINGS	$275,000	$275,000	$0	($174,960)	100,040
TRANSPORTATION, TRAFFICE AND PARKING	TRANSPORTATION ENHANCEMENTS	$125,000	$125,000	$0	($125,000)	0
TRANSPORTATION, TRAFFICE AND PARKING	PLANNING & ENGINEERING SERVICE	$200,000	$200,000	$0	($200,000)	0
TRANSPORTATION, TRAFFICE AND PARKING	STREET LIGHTING	$200,000	$200,000	$0	($60,875)	139,125
TRANSPORTATION, TRAFFICE AND PARKING	SAFE ROUTES TO SCHOOL	$100,000	$100,000	$0	($96,254)	3,746
OFFICE BUILDING, INSPECTION ENFORCEMENT	DEMOLITION	$500,000	$500,000	$0	($99,699)	400,301
ECONOMIC DEVELOPMENT	LAND & BUILDING BANK	$900,000	$900,000	$0	($309,370)	590,630
ECONOMIC DEVELOPMENT	COMMERCIAL INDUSTRIAL SITE DEV	$400,000	$400,000	$0	($297,934)	102,066
ECONOMIC DEVELOPMENT	PRE-CAPITAL FEASIBILITY	$250,000	$250,000	$0	($0)	250,000
ECONOMIC DEVELOPMENT	DOWNTOWN CROSSING	$2,200,000	$2,200,000	$0	($1,871,015)	328,985
LIVABLE CITIES INITATIVE	NEIGHBORHOOD COMM. PUBLIC IMPR	$200,000	$200,000	$0	($53,404)	146,596

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; November 2025

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,500,000	$0	($587,087)	3,912,913
LIVABLE CITIES INITATIVE	PROPERTY MANAGEMENT	$150,000	$150,000	$0	($105,586)	44,414
LIVABLE CITIES INITATIVE	RESIDENTIAL REHABILITATION	$500,000	$500,000	$0	($500,000)	0
LIVABLE CITIES INITATIVE	HOUSING DEVELOPMENT	$1,250,000	$1,250,000	$0	($1,057,008)	192,992
LIVABLE CITIES INITATIVE	NEIGHBORHOOD PUBLIC IMPROVEMENT	$150,000	$150,000	$0	($132,100)	17,900
LIVABLE CITIES INITATIVE	ACQUISITION	$125,000	$125,000	$0	($125,000)	0
LIVABLE CITIES INITATIVE	HOUSING AND TENANT SERVICES	$1,225,000	$1,225,000	$0	($630,715)	594,285
LIVABLE CITIES INITATIVE	HOMEOWNER CAPITAL INVESTMENT P	$400,000	$400,000	$0	$0	400,000
BOARD OF EDUCATION	GENERAL REPAIRS	$9,300,000	$9,300,000	$0	($444,387)	8,855,613
BOARD OF EDUCATION	INFORMATION &TECHNOLOGY INITIA	$4,700,000	$4,700,000	$0	($8,035)	4,691,965
BOARD OF EDUCATION	CUSTODIAL EQUIPMENT	$300,000	$300,000	$0	($150,136)	149,864
BOARD OF EDUCATION	CAFETERIA PROGRAM AND EQUIPMEN	$300,000	$300,000	$0	($300,000)	0
BOARD OF EDUCATION	LT MAINTENANCE STEWARDSHIP	$2,000,000	$2,000,000	$0	($1,897,693)	102,307
GRAND TOTAL		**$55,000,000**	**$55,000,000**	**$0**	**($17,521,698)**	**$37,478,302**

FY 2026-2027 CAPITAL PROJECT REPORT
Nov-25

The City of New Haven, BOA approved budget for FY 2026-27 includes a Two-Year capital bonding plan.

Organization	Object	Project	Account Description	2026 Original Budget	2026 Revised Budget	2026 Actuals
OPMG/CAO						
3C262601	58698	5YR	ROLLING STOCK	$6,268,875.00	$8,268,875.00	$1,104,303.44
Information Technology						
3C262604	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$0.00
3C262605	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$0.00
3C262606	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$3,300,000.00	$3,300,000.00	$525,643.46
3C262607	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$15,525.53
3C262608	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$34,086.25
3C262609	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$450,000.00	$450,000.00	$19,354.62
3C262610	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$400,000.00	$400,000.00	$0.00
3C262611	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$50,000.00	$50,000.00	$0.00
Library						
3C262612	58101	10YR	REMODELING/RENOVATIONS	$500,000.00	$500,000.00	$263,916.71
Parks						
3C262613	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$800,000.00	$550,000.00	$0.00
3C262614	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$400,000.00	$400,000.00	$0.00
3C262615	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$2,000,000.00	$250,000.00	$69,745.48
PSAP						
3C262616	58704	10YR	COMPUTERS & TELECOMMUNICATIONS	$3,000,000.00	$3,000,000.00	$814,589.48
POLICE						
3C262617	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$396,625.00	$396,625.00	$0.00
3C262618	58700	5YR	SAFETY EQUIPMENT	$634,500.00	$634,500.00	$0.00
3C262619	58700	5YR	SAFETY EQUIPMENT	$3,000,000.00	$3,000,000.00	$2,552,932.36
FIRE						
3C262620	58700	5YR	SAFETY EQUIPMENT	$850,000.00	$850,000.00	$0.00
3C262621	58700	5YR	SAFETY EQUIPMENT	$250,000.00	$250,000.00	$0.00
3C262622	58704	10YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$0.00
HEALTH						
3C262623	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$50,000.00	$50,000.00	$0.00
PUBLIC WORKS						
3C262624	58119	10YR	BRIDGE RECONSTRUCTION	$250,000.00	$250,000.00	$0.00
3C262625	58701	10YR	STREET & SIDEWALK IMPROVEMENTS	$750,000.00	$750,000.00	$0.00
3C262626	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$2,000,000.00	$0.00	$1,525,725.52
3C262627	58101	5YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$0.00
ENGINEERING						
3C262628	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$1,550,000.00	$550,000.00	$79,360.44
3C262629	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$2,050,000.00	$1,750,000.00	$1,201,914.33
3C262630	58116	20YR	BRIDGE REPAIR/REPALCEMENT	$350,000.00	$350,000.00	$0.00
3C262631	58101	10YR	REMODELING/RENOVATIONS	$2,150,000.00	$2,150,000.00	$285,798.98
3C262632	58270	20YR	UTILITIES & SEWER IMPROVEMENTS	$750,000.00	$450,000.00	$238,588.93
3C262633	58270	10YR	UTILITIES & SEWER IMPROVEMENTS	$1,600,000.00	$1,600,000.00	$0.00

CITY PLAN					
3C262634	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$0.00
3C262635	58693 10YR	ENGIN SERV & ARCH FEES	$200,000.00	$200,000.00	$0.00
3C262636	58101 20YR	REMODELING/RENOVATIONS	$270,000.00	$270,000.00	$0.00
3C262637	58101 20YR	REMODELING/RENOVATIONS	$175,000.00	$175,000.00	$0.00
3C262638	58653 5YR	PLANNING SERVICES	$25,000.00	$25,000.00	$0.00
PARKING					
3C262639	58110 10YR	PARKING METER REPLACEMENT	$400,000.00	$400,000.00	$0.00
3C262640	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$450,000.00	$450,000.00	$0.00
3C262641	58106 10YR	STREET LIGHT ACCIDENT REPAIRS	$200,000.00	$200,000.00	$0.00
3C262642	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$400,000.00	$400,000.00	$0.00
3C262643	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$0.00
3C262644	58693 5YR	ENGIN SERV & ARCH FEES	$200,000.00	$200,000.00	$0.00
3C262645	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$1,100,000.00	$1,100,000.00	$0.00
BUILDING AND INSPECTIONS					
3C262646	58697 10YR	DEMOLITION	$300,000.00	$300,000.00	$0.00
ECONOMIC DEVELOPMENT					
3C262647	58702 20YR	INFRASTRUCTURE & LAND IMPROVE.	$400,000.00	$400,000.00	$0.00
3C262648	58660 20YR	SITE IMPROVEMENT	$400,000.00	$400,000.00	$0.00
3C262649	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$100,000.00	$100,000.00	$0.00
3C262650	58122 5YR	FEASABILITY STUDY	$225,000.00	$225,000.00	$0.00
3C262651	58701 20YR	STREET & SIDEWALK IMPROVEMENTS	$450,000.00	$50,000.00	$0.00
3C262652	58101 10YR	REMODELING/RENOVATIONS	$2,000,000.00	$2,000,000.00	$0.00
3C262653	58101 10YR	REMODELING/RENOVATIONS	$500,000.00	$500,000.00	$17,856.00
3C262654	58101 20YR	REMODELING/RENOVATIONS	$1,000,000.00	$1,000,000.00	$0.00
3C262655	58658 20YR	ACQUISITION OF SITE	$205,000.00	$205,000.00	$0.00
3C262656	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$400,000.00	$400,000.00	$0.00
Livable Cities					
3C262658	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$0.00
EDUCATION					
3C262659	58101 20YR	REMODELING/RENOVATIONS	$7,600,000.00	$11,600,000.00	$875,970.14
3C262660	58101 10YR	REMODELING/RENOVATIONS	$1,400,000.00	$1,400,000.00	$0.00
3C262661	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$4,300,000.00	$4,300,000.00	$154,287.00
3C262662	58709 5YR	CUSTODIAL AND SCHOOL EQUIPMENT	$200,000.00	$200,000.00	$0.00
3C262663	58662 5YR	CAFETERIA	$200,000.00	$200,000.00	$0.00
3C262664	58101 10YR	REMODELING/RENOVATIONS	$1,300,000.00	$1,300,000.00	$0.00
			$60,000,000.00	$60,000,000.00	$9,779,598.67

SUMMARY OF GRANTS ACCEPTED BY THE CITY
FISCAL YEAR 2024-25
November 2025

Name of Grant	Granting Agency	Amount	City Department	Date Signed	Description of Grant
Starr/Winchester Homeownership	State of CT DOH	$ 3,000,000	EDA-Housing	8/8/2025	The City is committed to developing Starr Winchester Homeownership Project ("Starr Winchester") which is a second phase to the Thompson Winchester Project. Starr Winchester is a nineteen (19) unit new construction yielding fifteen (15) homeownership units and four (4) rental units. The units will be developed on ten (10) long standing vacant parcels located at 136 Starr Street, 139 Starr Street, 632 Winchester Avenue, 205½ Starr Street, 209 Starr Street, 213 Starr Street, 215 Starr Street, 222 Starr Street, 261 Starr Street, 265 Starr Street and 274 Starr Street, New Haven, CT.

Special Fund Expenditure and Revenue Projection Explanation

Please note that the Special Fund expenditure and revenue projections contained in this report are estimates based upon preliminary information received by City Departments from potential Granting Agencies. Budgets reported for Fiscal Year 2025-2026 may reflect anticipated new awards that have not yet been approved by the funding agency or Board of Alders. Funding will become available for use only after awards have been approved for acceptance by the Board of Alders and after grant agreements have been executed. Once all approvals are in place, the budgets will be entered on the City's financial accounting system, MUNIS.

Deficit Explanation

The Agencies listed below have significant budget variances that we feel warrant an explanation.

- No deficits are currently projected.

Surplus Explanation

- If a large surplus exists in a special fund, it is usually the result of a multi-year award that is partially complete. Multi year awards are based on the completion of a project or for the operation of a particular program that extends beyond the City's fiscal year. Any remaining balances for multi-year awards will be made available in the following fiscal year or until the grant period has ended.

SPECIAL FUND EXPENDITURE PROJECTION REPORT
FISCAL YEAR 2025-26
NOVEMBER

Agency	Fund	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 11/30/2025	{4} Expended Encumbered Year to Date 11/30/2025	{5} FY 2025-26 Projected Expenses 6/30/2026	{6} FY 2025-26 Surplus (Deficit) {3} - {5}
131	**MAYORS OFFICE**						
	2063 FEDERAL GRANTS	0	19,987,303	19,987,303	14,405,200	19,987,303	0
	2096 MISCELLANEOUS GRANTS	0	22,087	22,087	0	22,087	0
	2192 LEGISLATIVE/DEVELOPMENT&POLICY	213,906	0	213,906	29,622	213,906	0
	2311 OFFICE OF SUSTAINABILITY	256,562	0	256,562	0	256,562	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	1,887,784	1,887,784	1,887,784	1,887,784	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	1,625,564	1,625,564	1,625,383	1,625,564	0
	MAYOR'S OFFICE TOTAL	470,468	23,522,738	23,993,206	17,947,990	23,993,206	0
132	**CHIEF ADMINISTRATOR'S OFFICE**						
	2029 EMERGENCY MANAGEMENT	40,000	0	40,000	40,000	40,000	0
	2062 MISC PRIVATE GRANTS	0	335,457	335,457	45,346	335,457	0
	2096 MISCELLANEOUS GRANTS	879,860	505,869	1,385,729	182,355	1,385,729	0
	2133 STATE GRANTS	0	3,192	3,192	0	3,192	0
	2150 HOMELAND SECURITY GRANTS	0	60,375	60,375	0	60,375	0
	2174 ENERGY EFFICIENCY BLOCK GRANT	0	2,532	2,532	0	2,532	0
	2180 PSEG	0	121,437	121,437	117,574	121,437	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	936,048	936,048	771,195	936,048	0
	CHIEF ADMINISTRATIVE OFFICE TOTAL	919,860	1,964,910	2,884,770	1,156,470	2,884,770	0
144	**OFFICE OF POLICY MANAGEMENT AND GRANTS**						
	2096 MISCELLANEOUS GRANTS	585,593	1,065,943	1,651,537	0	1,651,537	0
	2108 POLICE/FIRE APPLICATION FEES	0	0	0	0	0	0
	2143 CONTROLLERS SPECIAL FUND	1,145,126	919,667	2,064,793	1,151,987	2,064,793	0
	2307 RESERVE FOR LITIGATION	0	1,000,000	1,000,000	0	1,000,000	0
	2308 CIVILIAN REVIEW BOARD	150,000	301,152	451,152	0	451,152	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	6,000,000	3,197,092	9,197,092	1,386,571	9,197,092	0
	2402 COVID19	194,423	0	194,423	194,423	194,423	0
	2925 COMMUNITY DEVEL BLOCK GRANT	427,336	333,423	760,759	192,040	760,759	0
	2930 CARES ACT CDBG-CV	0	54,327	54,327	0	54,327	0
	DEPARTMENT OF FINANCE TOTAL	8,502,478	6,871,604	15,374,083	2,925,021	15,374,083	0
152	**LIBRARY**						
	2063 FEDERAL GRANTS	0	208,169	208,169	208,169	208,169	0
	2096 MISCELLANEOUS GRANTS	189,020	15,556	204,576	11,503	204,576	0
	2133 STATE GRANTS	0	10,951	10,951	0	10,951	0
	LIBRARY TOTAL	189,020	234,676	423,696	219,672	423,696	0
162	**REGISTRAR OF VOTERS**						
	2133 STATE GRANTS	0	10,500	10,500	0	10,500	0
	2152 DEMOCRACY FUND	250,000	65,914	315,914	82,697	315,914	0
	REGISTRAR OF VOTERS TOTAL	250,000	76,414	326,414	82,697	326,414	0
163	**PARKS DEPARTMENT**						
	2044 LIGHTHOUSE CAROUSEL EVENT FUND	89,453	704,696	794,149	113,151	794,149	0
	2096 MISCELLANEOUS GRANTS	0	359,510	359,510	200,077	359,510	0
	2100 PARKS SPECIAL RECREATION ACCT	201,612	22,516	224,128	125,300	224,128	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	173,622	173,622	173,622	173,622	0
	PARKS TOTAL	291,065	1,260,344	1,551,409	612,150	1,551,409	0
200	**PUBLIC SAFETY COMMUNICATIONS**						
	2220 REGIONAL COMMUNICATIONS	704,442	176,808	881,250	698,102	881,250	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	28,175	28,175	28,175	28,175	0
	PUBLIC SAFETY COMMUNICATIONS TOTAL	704,442	204,983	909,425	726,276	909,425	0

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201	**POLICE SERVICES**						
	2062 MISC PRIVATE GRANTS	0	10,732	10,732	2,668	10,732	0
	2063 FEDERAL GRANTS	0	1,133,834	1,133,834	167,675	1,133,834	0
	2085 THE HUMANE COMMISSION	0	88,413	88,413	0	88,413	0
	2096 MISCELLANEOUS GRANTS	0	10,077	10,077	0	10,077	0
	2133 STATE GRANTS	0	26,786	26,786	8,302	26,786	0
	2134 POLICE APPLICATION FEES	0	36,826	36,826	0	36,826	0
	2150 HOMELAND SECURITY GRANTS	0	7,346	7,346	0	7,346	0
	2213 ANIMAL SHELTER	0	89,870	89,870	0	89,870	0
	2214 POLICE N.H. REGIONAL PROJECT	295,101	64,960	360,061	130,938	360,061	0
	2216 POLICE YOUTH ACTIVITIES	0	4,643	4,643	0	4,643	0
	2217 POLICE EQUIPMENT FUND	0	28,904	28,904	0	28,904	0
	2218 POLICE FORFEITED PROP FUND	0	234,720	234,720	0	234,720	0
	2223 MISC POLICE DEPT STATE GRANTS	31,790	0	31,790	31,790	31,790	0
	2224 MISC POLICE DEPT GRANTS	0	27,831	27,831	0	27,831	0
	2225 MISC POLICE DEPT FEDERAL GRANT	0	142,145	142,145	137	142,145	0
	2227 JUSTICE ASSISTANCE GRANT PROG	0	547,080	547,080	117,588	547,080	0
	2280 LOCAL ASSET FORFEITURE FUND	0	10,759	10,759	0	10,759	0
	2281 STATE FORFEITURE FUND	0	848	848	327	848	0
	2309 POLICE DEPT RENTAL INCOME	0	27,679	27,679	0	27,679	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	2,000,000	1,329,544	3,329,544	3,317,580	3,329,544	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	510.25	510	0	510	0
	POLICE SERVICES TOTAL	2,326,891	3,823,506	6,150,397	3,777,005	6,150,397	0
202	**FIRE SERVICES**						
	2063 FEDERAL GRANTS	0	9,026	9,026	0	9,026	0
	2096 MISCELLANEOUS GRANTS	0	11,668	11,668	0	11,668	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	400,000	0	400,000	400,000	400,000	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	4,540,039	4,540,039	4,540,039	4,540,039	0
	FIRE SERVICES TOTAL	400,000	4,560,733	4,960,733	4,940,039	4,960,733	0
301	**HEALTH DEPARTMENT**						
	2038 STATE HEALTH SUBSIDY	260,706	22,885	283,591	111,651	283,591	0
	2040 COMMUNICABLE DISEASE CONTROL	197,148	16,825	213,973	24,966	213,973	0
	2048 HEALTH DEPT GRANTS	0	47,758	47,758	47,758	47,758	0
	2063 FEDERAL GRANTS	1,779,479	1,999,117	3,778,596	2,604,048	3,778,596	0
	2070 HUD LEAD BASED PAINT	0	8,257,784	8,257,784	2,720,494	8,257,784	0
	2084 RYAN WHITE - TITLE I	0	4,785,213	4,785,213	4,559,654	4,785,213	0
	2096 MISCELLANEOUS GRANTS	0	1,750,003	1,750,003	747,833	1,750,003	0
	2133 STATE GRANTS	0	1,276,264	1,276,264	311,514	1,276,264	0
	2136 HUD LEAD PAINT REVOLVING FUND	0	93,531	93,531	93,531	93,531	0
	2138 BIO TERRORISM GRANTS	0	87,602	87,602	10,991	87,602	0
	2160 MUNICIPAL ID PRGORAM	0	85,379	85,379	19,528	85,379	0
	2193 HEALTH MEDICAL BILLING PROGRAM	0	2,761	2,761	2,761	2,761	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	239,004	239,004	186,998	239,004	0
	PUBLIC HEALTH TOTAL	2,237,333	18,664,126	20,901,459	11,441,727	20,901,459	0
303	**ELDERLY SERVICES**						
	2096 MISCELLANEOUS GRANTS	0	15,359	15,359	0	15,359	0
	2133 STATE GRANTS	0	298,111	298,111	41,759	298,111	0
	ELDERLY SERVICES TOTAL	0	313,470	313,470	41,759	313,470	0
308	**COMMUNITY SERVICES ADMINISTRATION**						
	2020 FOOD STAMP EMPLYMNT & TRAINING	0	45,789	45,789	167	45,789	0
	2063 FEDERAL GRANTS	0	216,254	216,254	111,086	216,254	0
	2096 MISCELLANEOUS GRANTS	0	42,996	42,996	30,000	42,996	0
	2133 STATE GRANTS	0	50,129	50,129	6,681	50,129	0
	2160 MUNICIPAL ID PRGORAM	0	97,563	97,563	0	97,563	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	602,361	602,361	266,167	602,361	0
	2925 COMMUNITY DEVEL BLOCK GRANT	649,277	54,813	704,090	331,909	704,090	0
	COMMUNITY SERVICES ADMIN TOTAL	649,277	1,109,904	1,759,181	746,010	1,759,181	0

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309	**YOUTH & RECREATION**						
	2035 YOUTH SERVICES BUREAU	143,282	14,575	157,857	46,104	157,857	0
	2100 PARKS SPECIAL RECREATION ACCT	970,019	1,389,930	2,359,949	159,983	2,359,949	0
	2133 STATE GRANTS	0	1,189,530	1,189,530	133,178	1,189,530	0
	2153 MAYORS YOUTH INITIATIVE	168,209	425,362	593,571	39,933	593,571	0
	2159 STREET OUTREACH WORKER PROGRAM	250,000	0	250,000	250,000	250,000	0
	2304 YOUTH AT WORK	676,205	1,758,916	2,435,121	1,876,679	2,435,121	0
	2310 DIXWELL COMMUNITY HOUSE	800,000	444,676	1,244,676	400,289	1,244,676	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	424,102	424,102	412,239	424,102	0
	YOUTH & RECREATION	3,007,715	5,647,091	8,654,807	3,318,405	8,654,807	0
310	**COMMUNITY RESILIENCE**						
	2063 FEDERAL GRANTS	0	1,740,577	1,740,577	1,438,222	1,740,577	0
	2065 EMERGENCY SOLUTIONS GRANT HUD	307,895	193,414	501,309	102,864	501,309	0
	2066 INNO. HOMELESS INITIATIVE	0	21,191	21,191	0	21,191	0
	2073 HOUSING OPP FOR PERSONS WITH	1,267,559	166,985	1,434,544	717,806	1,434,544	0
	2095 SAGA SUPPORT SERVICES FUND	0	31,476	31,476	31,476	31,476	0
	2096 MISCELLANEOUS GRANTS	0	318	318	318	318	0
	2173 PRISON REENTRY PROGRAM	0	241	241	0	241	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	3,071,991	3,071,991	2,047,738	3,071,991	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	1,260,845	1,260,845	135,845	1,260,845	0
	2318 COMPASS	625,000	113,130	738,130	738,130	738,130	0
	2930 CARES ACT CDBG-CV	0	45,079	45,079	0	45,079	0
	2933 HOME-ARP	0	4,783,748	4,783,748	0	4,783,748	0
	2935 CT DOH CDBG-CV 14.218	0	375,000	375,000	375,000	375,000	0
	COMMUNITY RESILIENCE TOTAL	2,200,454	11,803,996	14,004,450	5,587,399	14,004,450	0
502	**ENGINEERING**						
	2063 FEDERAL GRANTS	0	10,765,127	10,765,127	2,169,995	10,765,127	0
	2096 MISCELLANEOUS GRANTS	0	18,372	18,372	3,106	18,372	0
	2133 STATE GRANTS	0	6,047,372	6,047,372	5,601,201	6,047,372	0
	2191 UI STREET LIGHT INCENTIVE	0	143,739	143,739	0	143,739	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	3,325,377	3,325,377	3,069,441	3,325,377	0
	2935 CT DOH CDBG-CV 14.218	0	488,722	488,722	41,216	488,722	0
	ENGINEERING TOTAL	0	20,788,708	20,788,708	10,884,959	20,788,708	0
702	**CITY PLAN**						
	2063 MISCELLANEOUS GRANTS	2,000,000	0	2,000,000	0	1,020	0
	2096 MISCELLANEOUS GRANTS	0	1,020	1,020	0	1,020	0
	2110 FARMINGTON CANAL LINE	0	1,135,026	1,135,026	451,476	1,135,026	0
	2133 STATE GRANTS	0	359,268	359,268	0	359,268	0
	2140 LONG WHARF PARCELS G AND H	0	46,970	46,970	0	46,970	0
	2179 RT 34 RECONSTRUCTION	0	1,245,770	1,245,770	555,668	1,245,770	0
	2185 BOATHOUSE AT CANAL DOCK	0	615,107	615,107	159,974	615,107	0
	2189 RT 34 DOWNTOWN CROSSING	0	4,510	4,510	1,147	4,510	0
	2925 COMMUNITY DEVEL BLOCK GRANT	118,524	122,079	240,603	43	240,603	0
	CITY PLAN TOTAL	2,118,524	3,529,750	5,648,274	1,168,307	3,649,293	0
704	**TRANSPORTATION\TRAFFIC AND PARKING**						
	2063 FEDERAL GRANTS	0	400,000	400,000	14,982	400,000	0
	2133 STATE GRANTS	0	3,150,112	3,150,112	791,468	3,150,112	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	60	60	0	60	0
	TRANSPORTATION\TRAFFIC AND PARKING	0	3,550,172	3,550,172	806,450	3,550,172	0
705	**COMM. ON EQUAL OPPORTUNITIES**						
	2317 CEO MONITORING & COMPLIANCE PROG	270,524	6,234	276,758	91,010	276,758	0
	EQUAL OPPORTUNITIES TOTAL	270,524	6,234	276,758	91,010	276,758	0

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721	**BUILDING INSPECTION AND ENFORCEMENT**						
	2303 SPECIAL VENDING DISTRICT FEES	0	357,707	357,707	86,234	357,707	0
	PERSONS WITH DISABILITIES TOTAL	0	357,707	357,707	86,234	357,707	0
724	**ECONOMIC DEVELOPMENT**						
	2060 INFILL UDAG LOAN REPAYMENT	5,000	1,304,798	1,309,798	175,836	1,309,798	0
	2063 FEDERAL GRANTS	0	1,499,423	1,499,423	321,710	1,499,423	0
	2064 RIVER STREET MUNICIPAL DEV PRJ	2,200	80,099	82,299	13,558	82,299	0
	2069 HOME - HUD	1,264,194	4,214,041	5,478,235	1,180,783	5,478,235	0
	2092 URBAN ACT	0	304,333	304,333	284,329	304,333	0
	2096 MISCELLANEOUS GRANTS	0	20,986	20,986	4,250	20,986	0
	2133 STATE GRANTS	0	7,618,052	7,618,052	4,544,313	7,618,052	0
	2151 HOUSING DEVELOPMENT FUND	10,000	1,763,854	1,773,854	356,996	1,773,854	0
	2155 ECONOMIC DEVELOPMENT MISC REV	213,624	476,404	690,028	317,613	690,028	0
	2165 YNHH HOUSING & ECO DEVELOP	72,901	73,837	146,738	92,324	146,738	0
	2170 LCI AFFORDABLE HOUSING CONST	0	517,551	517,551	0	517,551	0
	2177 SMALL & MINORITY BUSINESS DEV	58,209	11,014	69,223	22,282	69,223	0
	2181 US EPA BROWNFIELDS CLEAN-UP	0	15	15	0	15	0
	2182 HUD CHALLENGE GRANT	0	325	325	0	325	0
	2189 RT 34 DOWNTOWN CROSSING	0	872,094	872,094	263,899	872,094	0
	2194 SMALL BUSINESS INITIATIVE	0	1,049	1,049	0	1,049	0
	2197 NEIGHBORHOOD COMMUNITY DEVEL	1,484,563	0	1,484,563	413,608	1,484,563	0
	2199 NEIGHBORHOOD RENEWAL PROGRAM	0	1,445,244	1,445,244	0	1,445,244	0
	2305 NEIGHBORHOOD COMM IMPROV FUND	0	445,834	445,834	0	445,834	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	6,266,146	6,266,146	2,237,380	6,266,146	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	2,204,443	2,204,443	873,703	2,204,443	0
	2316 CANAL DOCK BOATHOUSE RENT FEE	0	569,290	569,290	313,763	569,290	0
	2925 COMMUNITY DEVEL BLOCK GRANT	1,458,101	1,534,968	2,993,069	299,612	2,993,069	0
	2930 CARES ACT CDBG-CV	0	108,900	108,900	0	108,900	0
	ECONOMIC DEVELOPMENT TOTAL	4,568,792	31,332,700	35,901,492	11,715,960	35,901,492	0
747	**LIVABLE CITY INITIATIVE**						
	2024 HOUSING AUTHORITY	485,902	88,394	574,296	129,147	574,296	0
	2094 PROPERTY MANAGEMENT	90,000	25,889	115,889	115,889	115,889	0
	2148 RESIDENTIAL RENTAL LICENSES	878,661	0	878,661	127,609	878,661	0
	2197 NEIGHBORHOOD COMMUNITY DEVEL	2,874,275	0	2,874,275	867,804	2,874,275	0
	2925 COMMUNITY DEVEL BLOCK GRANT	1,276,092	1,384,297	2,660,389	0	2,660,389	0
	2927 CDBG-DISASTER RECOVERY	0	15,688	15,688	0	15,688	0
	LIVABLE CITY INITIATIVE TOTAL	5,604,930	1,514,269	7,119,199	1,240,450	7,119,199	0
	CITY DEPARTMENTS SUBTOTAL	34,711,774	141,138,035	175,849,810	79,515,991	173,850,829	0

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900	**EDUCATION**						
	2090 CHILD DEVELOPMENT PROGRAM BOE	523,921	0	523,921	0	523,921	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	5,120,273	0	5,120,273	2,395,696	5,120,273	0
	2500 ED LAW ENFORCEMENT RESIST TRAF	335,951	0	335,951	0	335,951	0
	2502 YOUTH SERVICE PREVENTION	75,088	0	75,088	0	75,088	0
	2503 ED ADULT BASIC CASH	3,105,605	0	3,105,605	1,506,725	3,105,605	0
	2504 PRESCHOOL HANDICAPPED	8,076,024	0	8,076,024	3,784,866	8,076,024	0
	2505 VOC. ED. REVOLVING FUND	1,478,586	0	1,478,586	210,027	1,478,586	0
	2508 MODEL LEARN. DISABILITES	110,823	0	110,823	110,823	110,823	0
	2511 INTEGRATED ARTS CURRICULUM	1,392,545	0	1,392,545	431,916	1,392,545	0
	2512 LEE H.S. PARENTING	1,375,736	0	1,375,736	1,151,604	1,375,736	0
	2517 MAGNET SCHOOLS ASSISTANCE	2,096,045	0	2,096,045	1,624,056	2,096,045	0
	2518 STATE BILINGUAL ED	655,377	0	655,377	483,664	655,377	0
	2521 EDUCATION FOOD SERVICES	15,050,000	0	15,050,000	13,892,106	15,050,000	0
	2523 EXTENDED DAY KINDERGARTEN	428,688	0	428,688	428,688	428,688	0
	2528 PRIVATE FOUNDATION GRTS	349,017	0	349,017	182,866	349,017	0
	2531 EDUCATION CHAPTER I	3,845,610	0	3,845,610	3,845,610	3,845,610	0
	2532 EDUCATION HEAD START	5,837,376	0	5,837,376	1,773,031	5,837,376	0
	2534 MEDICAID REIMBURSEMENT	173,658	0	173,658	101,549	173,658	0
	2547 EDUCATION JOBS FUND	5,696,708	0	5,696,708	5,696,708	5,696,708	0
	2552 ESSR II	0	1,942	1,942	0	1,942	0
	2556 ARP AFTERSCHOOL GRANT	0	284,006	284,006	50,401	284,006	0
	2560 MANUFACTURING PATHWAYS	247,601	0	247,601	179,043	247,601	0
	2568 ED HEAD START - USDA	700,759	0	700,759	187,231	700,759	0
	2579 84-85 PRIORITY SCHOOLS	4,885,799	0	4,885,799	1,714,343	4,885,799	0
	EDUCATION SUB-TOTAL	61,561,188	285,948	61,847,137	39,750,952	61,847,137	0
	GRAND TOTALS	96,272,963	141,423,984	237,696,946	119,266,943	235,697,966	0

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2020	FOOD STAMP EMPLYMNT & TRAINING	0	45,789	45,789	0	45,789	0
2023	MILL RIVER MDP	0	0	0	3	0	0
2024	HOUSING AUTHORITY	485,902	88,394	574,296	54,478	574,296	0
2028	STD CONTROL	0	0	0	0	0	0
2029	EMERGENCY MANAGEMENT	40,000	0	40,000	65,125	40,000	0
2034	CONTROLLER'S REVOLVING FUND	0	0	0	0	0	0
2035	YOUTH SERVICES BUREAU	143,282	14,575	157,857	0	157,857	0
2038	STATE HEALTH SUBSIDY	260,706	22,885	283,591	0	283,591	0
2040	COMMUNICABLE DISEASE CONTROL	197,148	16,825	213,973	20,801	213,973	0
2044	LIGHTHOUSE CAROUSEL EVENT FUND	89,453	704,696	794,149	68,991	794,149	0
2048	HEALTH DEPT GRANTS	0	47,758	47,758	18,750	47,758	0
2060	INFILL UDAG LOAN REPAYMENT	5,000	1,304,798	1,309,798	8,001	1,309,798	0
2062	MISC PRIVATE GRANTS	0	346,190	346,190	0	346,190	0
2063	FEDERAL GRANTS	3,779,479	37,958,830	41,738,309	1,917,263	39,739,329	1,998,980
2064	RIVER STREET MUNICIPAL DEV PRJ	2,200	80,099	82,299	4,400	82,299	0
2065	EMERGENCY SOLUTIONS GRANT HUD	307,895	193,414	501,309	0	501,309	0
2066	INNO. HOMELESS INITIATIVE	0	21,191	21,191	0	21,191	0
2069	HOME - HUD	1,264,194	4,214,041	5,478,235	55,651	5,478,235	0
2070	HUD LEAD BASED PAINT	0	8,257,784	8,257,784	0	8,257,784	0
2073	HOUSING OPP FOR PERSONS WITH	1,267,559	166,985	1,434,544	0	1,434,544	0
2084	RYAN WHITE - TITLE I	0	4,785,213	4,785,213	1,723,234	4,785,213	0
2085	THE HUMANE COMMISSION	0	88,413	88,413	0	88,413	0
2090	CHILD DEVELOPMENT PROGRAM BOE	523,921	0	523,921	0	523,921	0
2092	URBAN ACT	0	304,333	304,333	493	304,333	0
2094	PROPERTY MANAGEMENT	90,000	25,889	115,889	20,537	115,889	0
2095	SAGA SUPPORT SERVICES FUND	0	31,476	31,476	763	31,476	0
2096	MISCELLANEOUS GRANTS	1,654,473	3,839,764	5,494,238	390,827	5,494,238	0
2100	PARKS SPECIAL RECREATION ACCT	1,171,631	1,412,446	2,584,077	47,304	2,584,077	0
2108	POLICE/FIRE APPLICATION FEES	0	0	0	0	0	0
2110	FARMINGTON CANAL LINE	0	1,135,026	1,135,026	0	1,135,026	0
2133	STATE GRANTS	0	20,040,266	20,040,266	2,781,442	20,040,266	0
2134	POLICE APPLICATION FEES	0	36,826	36,826	0	36,826	0
2136	HUD LEAD PAINT REVOLVING FUND	0	93,531	93,531	0	93,531	0
2138	BIO TERRORISM GRANTS	0	87,602	87,602	16,043	87,602	0
2139	MID-BLOCK PARKING GARAGE	0	0	0	0	0	0
2140	LONG WHARF PARCELS G AND H	0	46,970	46,970	0	46,970	0
2143	CONTROLLERS SPECIAL FUND	1,145,126	919,667	2,064,793	0	2,064,793	0
2144	ENFORCE UNDERAGE DRINKING LAWS	0	0	0	0	0	0
2148	RESIDENTIAL RENTAL LICENSES	878,661	0	878,661	179,944	878,661	0
2150	HOMELAND SECURITY GRANTS	0	67,720	67,720	2,609	67,720	0
2151	HOUSING DEVELOPMENT FUND	10,000	1,763,854	1,773,854	52,587	1,773,854	0
2152	DEMOCRACY FUND	250,000	65,914	315,914	6,189	315,914	0
2153	MAYORS YOUTH INITIATIVE	168,209	425,362	593,571	0	593,571	0
2155	ECONOMIC DEVELOPMENT MISC REV	213,624	476,404	690,028	0	690,028	0
2159	STREET OUTREACH WORKER PROGRAM	250,000	0	250,000	0	250,000	0
2160	MUNICIPAL ID PRGORAM	0	182,942	182,942	2,368	182,942	0
2165	YNHH HOUSING & ECO DEVELOP	72,901	73,837	146,738	0	146,738	0
2170	LCI AFFORDABLE HOUSING CONST	0	517,551	517,551	0	517,551	0
2173	PRISON REENTRY PROGRAM	0	241	241	18	241	0
2174	ENERGY EFFICIENCY BLOCK GRANT	0	2,532	2,532	0	2,532	0
2177	SMALL & MINORITY BUSINESS DEV	58,209	11,014	69,223	0	69,223	0
2179	RT 34 RECONSTRUCTION	0	1,245,770	1,245,770	0	1,245,770	0
2180	PSEG	0	121,437	121,437	1,295	121,437	0

SPECIAL FUND REVEUNE PROJECTION REPORT
FISCAL YEAR 2025-26
NOVEMBER

Fund	Fund Description	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 11/30/2025	{4} FY 2025-26 Reveune 11/30/2025	{5} FY 2025-26 Projected Revenue 6/30/2026	{6} Variance Projected v. Budget {3} - {5}
2181	US EPA BROWNFIELDS CLEAN-UP	0	15	15	0	15	0
2182	HUD CHALLENGE GRANT	0	325	325	0	325	0
2184	SEPTEMBER 2011 STORM FUND	0	0	0	0	0	0
2185	BOATHOUSE AT CANAL DOCK	0	615,107	615,107	0	615,107	0
2188	STORM SANDY FUND	0	0	0	0	0	0
2189	RT 34 DOWNTOWN CROSSING	0	876,604	876,604	0	876,604	0
2191	UI STREET LIGHT INCENTIVE	0	143,739	143,739	0	143,739	0
2192	LEGISLATIVE/DEVELOPMENT&POLICY	213,906	0	213,906	0	213,906	0
2193	HEALTH MEDICAL BILLING PROGRAM	0	2,761	2,761	16,398	2,761	0
2194	SMALL BUSINESS INITIATIVE	0	1,049	1,049	0	1,049	0
2197	NEIGHBORHOOD COMMUNITY DEVEL	4,358,838	0	4,358,838	0	4,358,838	0
2199	NEIGHBORHOOD RENEWAL PROGRAM	0	1,445,244	1,445,244	0	1,445,244	0
2213	ANIMAL SHELTER	0	89,870	89,870	335	89,870	0
2214	POLICE N.H. REGIONAL PROJECT	295,101	64,960	360,061	243,350	360,061	0
2216	POLICE YOUTH ACTIVITIES	0	4,643	4,643	0	4,643	0
2217	POLICE EQUIPMENT FUND	0	28,904	28,904	0	28,904	0
2218	POLICE FORFEITED PROP FUND	0	234,720	234,720	71,574	234,720	0
2220	REGIONAL COMMUNICATIONS	704,442	176,808	881,250	513,669	881,250	0
2223	MISC POLICE DEPT STATE GRANTS	31,790	0	31,790	31,790	31,790	0
2224	MISC POLICE DEPT GRANTS	0	27,831	27,831	56,146	27,831	0
2225	MISC POLICE DEPT FEDERAL GRANT	0	142,145	142,145	64,062	142,145	0
2227	JUSTICE ASSISTANCE GRANT PROG	0	547,080	547,080	32,990	547,080	0
2280	LOCAL ASSET FORFEITURE FUND	0	10,759	10,759	0	10,759	0
2281	STATE FORFEITURE FUND	0	848	848	0	848	0
2301	SECOND CHANCE GRANT	0	0	0	0	0	0
2303	SPECIAL VENDING DISTRICT FEES	0	357,707	357,707	17,199	357,707	0
2304	YOUTH AT WORK	676,205	1,758,916	2,435,121	33,358	2,435,121	0
2305	NEIGHBORHOOD COMM IMPROV FUND	0	445,834	445,834	0	445,834	0
2307	RESERVE FOR LITIGATION	0	1,000,000	1,000,000	0	1,000,000	0
2308	CIVILIAN REVIEW BOARD	150,000	301,152	451,152	10,197	451,152	0
2309	POLICE DEPT RENTAL INCOME	0	27,679	27,679	3,240	27,679	0
2310	DIXWELL COMMUNITY HOUSE	800,000	444,676	1,244,676	63,635	1,244,676	0
2311	OFFICE OF SUSTAINABILITY	256,562	0	256,562	0	256,562	0
2314	AMERICAN RESCUE PLAN ACT-CITY	13,520,273	21,481,306	35,001,579	631,682	35,001,579	0
2315	AMERICAN RESCUE PLAN-COUNTIES	0	9,631,402	9,631,402	0	9,631,402	0
2316	CANAL DOCK BOATHOUSE RENT FEE	0	569,290	569,290	78,737	569,290	0
2317	CEO MONITORING PROGRAM	270,524	6,234	276,758	0	276,758	0
2318	COMPASS	625,000	113,130	738,130	625,000	738,130	0
2401	PARKS & RECREATION	0	0	0	0	0	0
2402	COVID19	194,423	0	194,423	(125)	194,423	0
2500	ED LAW ENFORCEMENT RESIST TRAF	335,951	0	335,951	0	335,951	0
2502	YOUTH SERVICE PREVENTION	75,088	0	75,088	0	75,088	0
2503	ED ADULT BASIC CASH	3,105,605	0	3,105,605	1,827,140	3,105,605	0
2504	PRESCHOOL HANDICAPPED	8,076,024	0	8,076,024	0	8,076,024	0
2505	VOC. ED. REVOLVING FUND	1,478,586	0	1,478,586	0	1,478,586	0
2508	MODEL LEARN. DISABILITES	110,823	0	110,823	0	110,823	0
2511	INTEGRATED ARTS CURRICULUM	1,392,545	0	1,392,545	139,055	1,392,545	0
2512	LEE H.S. PARENTING	1,375,736	0	1,375,736	680,082	1,375,736	0
2517	MAGNET SCHOOLS ASSISTANCE	2,096,045	0	2,096,045	341,547	2,096,045	0
2518	STATE BILINGUAL ED	655,377	0	655,377	60,659	655,377	0
2521	EDUCATION FOOD SERVICES	15,050,000	0	15,050,000	2,327,936	15,050,000	0
2523	EXTENDED DAY KINDERGARTEN	428,688	0	428,688	68,827	428,688	0
2528	PRIVATE FOUNDATION GRTS	349,017	0	349,017	207,488	349,017	0
2531	EDUCATION CHAPTER I	3,845,610	0	3,845,610	1,436,833	3,845,610	0

SPECIAL FUND REVEUNE PROJECTION REPORT
FISCAL YEAR 2025-26
NOVEMBER

Fund	Fund Description	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 11/30/2025	{4} FY 2025-26 Reveune 11/30/2025	{5} FY 2025-26 Projected Revenue 6/30/2026	{6} Variance Projected v. Budget {3} - {5}
2532	EDUCATION HEAD START	5,837,376	0	5,837,376	1,470,154	5,837,376	0
2534	MEDICAID REIMBURSEMENT	173,658	0	173,658	20,798	173,658	0
2538	MISC. EDUCATION GRANTS	0	0	0	0	0	0
2547	EDUCATION JOBS FUND	5,696,708	0	5,696,708	0	5,696,708	0
2552	ESSR II	0	1,942	1,942	0	1,942	0
2553	ARP ESSER	0	0	0	0	0	0
2554	ESSER SPECIAL ED	0	0	0	0	0	0
2555	ARP ESSER HOMELESS SERVICES	0	0	0	0	0	0
2556	ARP AFTERSCHOOL GRANT	0	284,006	284,006	19,347	284,006	0
2557	ARPA ESSER SUPPORT	0	0	0	0	0	0
2560	MANUFACTURING PATHWAYS	247,601	0	247,601	55,697	247,601	0
2568	ED HEAD START - USDA	700,759	0	700,759	350,380	700,759	0
2579	84-85 PRIORITY SCHOOLS	4,885,799	0	4,885,799	7,406	4,885,799	0
2925	COMMUNITY DEVEL BLOCK GRANT	3,929,330	3,429,580	7,358,910	83,378	7,358,910	0
2927	CDBG-DISASTER RECOVERY	0	15,688	15,688	0	15,688	0
2930	CARES ACT CDBG-CV	0	208,305	208,305	0	208,305	0
2931	CARES ACT ESG-CV	0	0	0	0	0	0
2932	CARES ACT HOPWA-CV	0	0	0	0	0	0
2933	HOME-ARP	0	4,783,748	4,783,748	0	4,783,748	0
2935	CT DOH CDBG-CV 14.218	0	863,722	863,722	0	863,722	0
	TOTAL	**96,272,963**	**141,423,984**	**237,696,946**	**19,029,078**	**235,697,966**	**1,998,980**

SELF INSURANCE FUND & FOOD SERVICE & OPEB PROJECTION
FISCAL YEAR 2025-2026
MONTH ENDING; November 2025

SELF INFURANCE FUND

	(1) Actual FY 2018-19	(2) Actual FY 2019-20	(3) Actual FY 2020-21	(4) Actual FY 2021-22	(5) Actual FY 2022-23	(6) Actual FY 2023-24	(7) Actual FY 2024-25	(8) Estimate FY 2025-26
EXPENDITURES								
FISCAL YEAR EXPENDITUES	$4,029,171	$3,085,364	$1,129,656	$2,497,946	$2,844,522	$3,368,547	$2,570,994	$2,131,974
RICCI CASE	$0	$0	$0	$0	$0	$0	$0	$0
LEWIS SETTLMENT	$0	$0	$0	$0	$0	$0	$0	$0
RICHARD COX SETTLEMENT	$0	$0	$0	$0	$0	$15,000,000	$0	$0
AUDITOR ADJUSTMENT (CASE RESERVE)	$10,833	$385,000	$10,000	$0	$0	$0	$0	$0
EXPENDITURE TOTALS	**$4,040,004**	**$3,470,363**	**$1,139,656**	**$2,497,946**	**$2,844,522**	**$18,368,547**	**$2,570,994**	**$2,131,974**
REVENUE								
GENERAL FUND 49109	$4,291,100	$3,085,708	$2,205,000	$2,631,993	$3,909,656	$3,368,547	$563,000	$2,500,000
BOND PROCEEDS RICCI	$0	$0	$0	$0	$0	$0	$0	$0
BOND PROCEEDS LEWIS 49119	$0	$0	$0	$0	$0	$0	$0	$0
RESTRICTED USE, RICHARD COX SETTLEMENT	$0	$0	$0	$0	$15,000,000	$0	$0	$0
OTHER REVENUE	$0	$0	$0	$0	$5,245	$0	$1,187,553	$100,000
MISC - 49119	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL REVENUE	**$4,291,100**	**$3,085,708**	**$2,205,000**	**$2,631,993**	**$18,914,901**	**$3,368,547**	**$1,750,553**	**$2,600,000**
EXPENDITURES VS REVENUES OPERATING RESULT SURPLUS /(DEFICIT)	$251,096	($384,656)	$1,065,344	$134,047	$16,070,379	($15,000,000)	($820,441)	$468,026
TRANSFERS IN/ OUT	$0	$0	$0	$0	$0	$0	$0	$0
AUDITOR ADJUSTMENT	$0	$0	$0	$0	$0	$0	$0	$0
USE OF FUND BALANCE						$15,000,000	$0	$0
NET RESULTS [OPERATING RESULTS + TRANSFERS IN/OUT]	**$251,096**	**($384,656)**	**$1,065,344**	**$134,047**	**$16,070,379**	**$0**	**($820,441)**	**$468,026**

OPEB CONTRIBUTION BY UNION

BARGAINING UNIT	(3) Actual *FY 2018-19*	(4) Actual *FY 2019-20*	(5) Actual *FY 2020-21*	(6) Actual *FY 2021-22*	(7) Un-Audited *FY 2022-23*	(8) YTD *FY 2023-24*	(9) YTD *FY 2024-25*	(9) YTD *FY 2024-25*
CITY OF NEW HAVEN	$405,000	$405,000	$405,000	$405,000	$405,000	$405,000	$405,000	$405,000
POLICE OPEB	$326,273	$323,050	$326,701	$328,311	$318,941	$313,339	$121,246	$121,246
LOCAL 1303-NURSES	$15,720	$27,321	$20,430	$13,130	$10,906	$280,192	$4,279	$4,279
LOCAL 424	$19,718	$31,746	$29,525	$29,664	$26,133	$16,460	$10,188	$10,188
LOCAL 71	$16,970	$28,523	$25,456	$22,490	$15,281	$13,746	$5,924	$5,924
LOCAL 884 CLERICAL	$115,266	$202,221	$193,829	$196,842	$232,229	$27,539	$106,604	$106,604
LOCAL 3144-SUPERVISORY/PROFESSIONAL	$159,780	$249,315	$240,265	$255,331	$296,434	$322,639	$128,716	$128,716
EXECUTIVE MANAGEMENT	$25,058	$49,251	$52,595	$55,074	$43,060	$18,549	$21,348	$21,348
LOCAL 1303-CORP COUNSEL	$5,462	$13,495	$13,737	$14,711	$16,450	$55,311	$7,137	$7,137

WORKERS' COMPENSATION PROGRAM
MONTH ENDING; November 2025

	A	B	C	D	E	F	G	I	I	J	
	Actual FY 2017-18	**Actual** FY 2018-19	**Actual** FY 2019-20	**Actual** FY 2020-21	**Actual** FY 2021-22	**Un-Audited** FY 2022-23	**YTD** FY 2023-24	**YTD** FY 2024-25	**YTD** FY 2025-26	I-H **Net Change** FY 26 VS 25	
JULY	$1,142,049	$899,509	$860,148	$688,001	$587,319	$692,999	$940,100	$963,543	$509,663	($453,880)	A
AUGUST	$789,938	$816,853	$971,080	$964,469	$506,084	$880,115	$663,694	$780,733	$579,377	($201,356)	A
SEPTEMBER	$726,793	$595,347	$753,053	$280,960	$747,612	$412,207	$677,798	$719,914	$710,062	($9,852)	A
OCTOBER	$750,642	$822,304	$783,058	$411,170	$903,252	$759,816	$996,604	$624,536	$768,685	$144,149	A
NOVEMBER	$589,318	$624,371	$613,092	$673,878	$713,930	$486,389	$611,653	$603,018	$661,775	$58,757	A
DECEMBER	$879,823	$1,082,317	$701,555	$650,114	$685,372	$657,738	$804,969	$823,761		($823,761)	A
JANUARY	$765,260	$668,137	$544,292	$659,940	$750,484	$731,106	$1,103,650	$786,902		($786,902)	A
FEBRUARY	$810,332	$604,929	$573,248	$471,870	$725,423	$653,875	$787,606	$702,649		($702,649)	A
MARCH	$881,966	$555,170	$772,729	$670,144	$992,821	$667,598	$1,104,405	$1,047,376		($1,047,376)	A
APRIL	$765,735	$899,599	$439,076	$565,793	$840,475	$763,321	$996,535	$832,775		($832,775)	A
MAY	$670,594	$628,303	$441,270	$675,230	$924,777	$1,142,052	$734,489	$533,253		($533,253)	A
JUNE	$541,299	$863,627	$935,703	$900,086	$884,825	$982,179	$800,795	$925,227		($925,227)	A
SUB- TOTAL EXPENSES	$9,313,748	$9,060,465	$8,388,304	$7,611,654	$9,262,373	$8,829,395	$10,222,297	$9,343,687	$3,229,563	($878,609)	
GENERAL FUND 49116	$8,347,250	$8,063,600	$7,696,000	$6,936,207	$8,731,403	$8,092,244	$9,700,000	$8,165,000	$3,030,806	($1,535,000)	
RECOVERY REVENUE 49103	$392,943	$480,273	$211,684	$167,504	$151,448	$334,923	$194,404	$261,820	$94,326	$67,416	
SPECIAL FUND REVENUE 49132	$569,798	$529,225	$532,479	$508,558	$425,236	$482,370	$435,171	$449,216	$180,479	$14,045	
BOE & CAT. CASES 49143	$4,849	$0	$5,470	$0	$0	$0	$0	$0	$0	$0	
MISC - 49119	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
SUB - TOTAL REVENUE	$9,314,840	$9,073,098	$8,445,633	$7,612,269	$9,308,087	$8,909,538	$10,329,575	$8,876,036	$3,305,611		
NET OPERATING GAIN / (LOSS)	**$1,092**	**$12,634**	**$57,329**	**$615**	**$45,714**	**$80,143**	**$107,279**	**($467,651)**	**$76,048**		
Fund Balance	**$142,740**	**$155,373**	**$212,702**	**$213,317**	**$259,031**	**$339,174**	**$446,453**	**($467,651)**			

EXPENDITURE COMPARISON BY FISCAL YEAR THROUGH JULY

	B	C	D	E	F	G	H			J
	Actual FY 2017-18	**Actual FY 2018-19**	**Actual FY 2019-20**	**Actual FY 2020-21**	**Actual FY 2021-22**	**Un-Audited FY 2022-23**	**YTD FY 2023-24**	YTD FY 2024-25	YTD FY 2024-25	**Net Change FY 24 VS 23**
JULY	$1,142,049	$899,509	$860,148	$688,001	$587,319	$692,999	$940,100	$963,543	$509,663	($453,880)
AUGUST	$789,938	$816,853	$971,080	$964,469	$506,084	$880,115	$663,694	$780,733	$579,377	($201,356)
SEPTEMBER	$726,793	$595,347	$753,053	$280,960	$747,612	$412,207	$677,798	$719,914	$710,062	($9,852)
OCTOBER	$750,642	$822,304	$783,058	$411,170	$903,252	$759,816	$996,604	$624,536	$768,685	$144,149
NOVEMBER	$589,318	$624,371	$613,092	$673,878	$713,930	$486,389	$611,653	$603,018	$661,775	$58,757
DECEMBER	$879,823	$1,082,317	$701,555	$650,114	$685,372	$657,738	$804,969	$823,761		($823,761)
JANUARY	$765,260	$668,137	$544,292	$659,940	$750,484	$731,106	$1,103,650	$786,902		($786,902)
FEBRUARY	$810,332	$604,929	$573,248	$471,870	$725,423	$653,875	$787,606	$702,649		($702,649)
MARCH	$881,966	$555,170	$772,729	$670,144	$992,821	$667,598	$1,104,405	$1,047,376		($1,047,376)
APRIL	$765,735	$899,599	$439,076	$565,793	$840,475	$763,321	$996,535	$832,775		($832,775)
MAY	$670,594	$628,303	$441,270	$675,230	$924,777	$1,142,052	$734,489	$533,253		($533,253)
JUNE	$541,334	$863,627	$934,412	$900,086	$884,825	$982,179	$800,795	$925,227		($925,227)
TOTAL	**$9,313,784**	**$9,060,465**	**$8,387,012**	**$7,611,654**	**$9,262,373**	**$8,829,395**	**$10,222,297**	**$9,343,687**	**$3,229,563**	($6,114,125)
										-69%

A=ACTUAL EXPENDITURES & P=PROJECTED EXPENDITURES

Medical Benefits

Per	Month	ADMISTRATIVE FEES	CLAIMS - ANTHEM/IPI	FICA/MEDICARE EMPLOYER CONTRIB	HEALTH INSURANCE	LIFE INSURANCE	MEDICAL SUPPLEMENTAL PAYMENTS	MISC MEDICAL	OTHER CONTRACTUAL SERVICES	RETIREMENT CONTRIBUTION	SALARIES	WELLNESS PROGRAM	Premium Opt Out	Grand Total	FY2024-2025 Grand Total	% CHANGE
1	July	$ 145,824	$ 11,005,003	$ 1,379	$ -	$ -	$ 212,686	$ -	$ 3,569,275	$ -	$ 18,844	$ -	$ -	$ 14,953,012	$ 14,595,195	2%
2	August	$ 145,563	$ 10,075,641	$ 2,471	$ -	$ -	$ 216,399	$ -	$ 4,818,268	$ -	$ 33,650	$ -	$ -	$ 15,291,992	$ 15,209,426	1%
3	September	$ 144,327	$ 11,882,694	$ 1,977	$ -	$ -	$ -	$ 24,500	$ 6,402,899	$ -	$ 26,920	$ -	$ -	$ 18,483,317	$ 16,179,099	14%
4	October	$ 145,804	$ 8,333,861		$ -	$ 103,337	$ 639,770	$ -	$ 6,461,171	$ 4,310	$ 33,650	$ 636	$ -	$ 15,722,540	$ 14,728,840	7%
5	November	$ -	$ -		$ -	$ 101,051	$ 211,794	$ -	$ 6,315,076	$ -	$ 26,920	$ -	$ -	$ 6,654,842	$ 16,659,573	-60%
6	December	$ -	$ -		$ -	$ 200,813	$ -	$ -	$ 3,160,868	$ -	$ 12,982	$ 548	$ -	$ 3,375,211	$ 18,307,683	
7	January	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,607,785	
8	February	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,525,797	
9	March	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,154,000	
10	April	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,139,213	
11	May	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,387,203	
12	June	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,084,887	
Grand Total		**$ 581,517**	**$ 41,297,200**	**$ 5,827**	**$ -**	**$ 405,202**	**$ 1,280,649**	**$ 24,500**	**$ 30,727,557**	**$ 4,310**	**$ 152,967**	**$ 1,184**	**$ -**	**$ 74,480,914**	**$ 200,578,702**	
Object Code		56689	59999	58852	51809	51804	59998	59940	56694	51810	50110		56686	56686	59947	

Per	Month	COBRA/RETIREE CONTRIBUTIONS	EMPLOYEE CONTRIBUTIONS	GENERAL FUND CONTRIBUTIONS	PERSCRIPTION REBATE	STATE TEACHERS SUBSIDY	TRANSFERS FROM SPEC REV FUNDS	LIFE INSURANCE CONTRIBUTIONS	Grand Total	FY2024-2025 Grand Total	% CHANGE
Object Code		49106	49105	49116	49144	42108	49901	49125			
1	July	$ 22,885	$ 2,202,170	$ 13,100,000	$ -	$ -	$ 80,164	$ -	$ 15,405,218	$ 10,848,045	42%
2	August	$ 475,614	$ 6,234,661	$ 8,250,000	$ -	$ -	$ 670,072	$ -	$ 15,630,347	$ 16,499,456	-5%
3	September	$ 69,541	$ 7,880,808	$ 7,990,000	$ -	$ 305,991	$ 571,227	$ -	$ 16,817,568	$ 12,006,580	40%
4	October	$ 554,421	$ 8,598,443	$ 5,675,000	$ 2,099,966	$ -	$ 607,816	$ -	$ 17,535,646	$ 15,429,778	14%
5	November	$ 29,639	$ 7,949,261	$ 4,300,000	$ -	$ -	$ 566,579	$ -	$ 12,845,478	$ 14,726,441	-13%
6	December	$ 19,952	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,952	$ 19,088,540	
7	January	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,049,381	
8	February	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,907,421	
9	March	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,867,539	
10	April	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,915,835	
11	May	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,925,325	
12	June	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,033,983	
Grand Total		**$ 1,172,052**	**$ 32,865,343**	**$ 39,315,000**	**$ 2,099,966**	**$ 305,991**	**$ 2,495,858**	**$ -**	**$ 78,254,209**	**$ (198,298,324)**	

Summary of Totals

Medical Benefits Revenue	FY2025-FY2026	FY2024-2025
COBRA/RETIREE CONTRIBUTIONS	$ 1,172,051.68	$ 3,112,748.02
EMPLOYEE CONTRIBUTIONS	$ 32,865,342.80	$ 81,171,045.69
GENERAL FUND CONTRIBUTIONS	**$ 39,315,000.00**	**$ 93,930,000.00**
PERSCRIPTION REBATE	$ 2,099,965.55	$ 9,410,294.83
STATE TEACHERS SUBSIDY	$ 305,990.68	$ 1,216,470.55
TRANSFERS FROM SPEC REV FUNDS	$ 2,495,858.24	$ 8,218,770.24
LIFE INSURANCE	$ -	$ 730,000.00
Total Revenue	$ 78,254,208.95	$ 197,789,329.33
Medical Benefits Expenses		
ADMISTRATIVE FEES	$ 581,517	$ 1,628,100
CLAIMS - ANTHEM/IPI	$ 41,297,200	$ 127,122,922
FICA/MEDICARE EMPLOYER CONTRIB	$ 5,827	$ 19,726
HEALTH INSURANCE	$ -	$ 818
LIFE INSURANCE	$ 405,202	$ 1,285,935
MEDICAL SUPPLEMENTAL PAYMENTS	$ 1,280,649	$ 2,419,943
MISC MEDICAL	$ 24,500	$ 196,000
OTHER CONTRACTUAL SERVICES	$ 30,727,557	$ 67,403,172
RETIREMENT CONTRIBUTION	$ 4,310	$ 11,175
SALARIES	$ 152,967	$ 268,862
WELLNESS PROGRAM	$ 1,184	$ 173,048
Premium Opt Out	$ -	$ 49,000
Total Expense	$ 74,480,914	$ 200,578,702
Surplus (Deficit)	**$ 3,773,295.37**	**$ (2,789,372.97)**

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0031

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the updated financial report for the month ended December 31, 2025, submitted by the Mayor pursuant to Article VIII Section 5 of the Charter of the City of New Haven, Connecticut, be read and filed.
ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF DECEMBER 2025 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

City of New Haven, Connecticut

Monthly Fiscal Report

Fiscal Year 2025-2026

For the Month Ending

December 31, 2025

Submitted January 28, 2026

Chris Randall
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City of New Haven
Justin M. Elicker, Mayor

January 28, 2025

The Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear Honorable Board:

In compliance with Article VIII, Section 5 of the Charter of the City of New Haven, please find attached the required budgetary and financial reports for the month of December 2025.

As required by City Charter, the report shall be filed in the Office of the City Clerk where it shall be available for public inspection. Copies will also be made available to members of the Financial Review and Audit Commission.

Thank you.

Very truly yours,

Justin M. Elicker,
Mayor

City of New Haven, Monthly Financial Report Disclosure Note

The information set forth herein is for internal use purposes only and is not based on audited financial information. Such information provided herein is not guaranteed as to accuracy or completeness by the City and is not intended to be and is not to be construed as a representation by the City.

Statements in these monthly financial statements that are not historical facts are forward-looking statements based on current expectations of future events and are subject to risks and uncertainty. Actual results could differ materially from those expressed or implied by such statements. The City therefore cautions against placing reliance on the forward-looking statements included in these monthly financial statements. All forward-looking statements included in these monthly financial statements are made only as of the date hereof and the City does not assume any obligation to update any forward-looking statements made by the City as a result of new information, future events or other factors.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of these monthly financial statements shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date of these monthly financial statements.

CITY OF NEW HAVEN MONTHLY REPORT
FISCAL YEAR 2023-2024
MONTH ENDING; December 2025
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General Fund Expenditures	21
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Personnel	43
Other Funds, Capital, Debt & Investments	49
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1

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

	FY 2023-24	*FY 2024-25*	*Surplus/(Deficit)*
	BOA	**FORECASTED**	**Net Change**
EXPENDITURES	$702,340,050	$715,882,064	($13,542,014)
REVENUE	$702,340,050	$704,470,005	$2,129,955
BALANCE SURPLUS / (DEFICIT)			**($11,412,058)**

CITY FUND BALANCE (UNAUDITED) AS OF MONTH ENDING; December 2025

	General Fund	Litigation Fund	Medical Fund	Workers Compensation
Total Revenues	$704,470,005	$3,400,000	$101,419,183	$4,381,631
Total Expenditures	$715,882,064	$2,278,097	$102,502,667	$3,881,130
FY 2023-24 Forecasted Operating Results Excess (Deficiency)	**($11,412,058)**	**$1,121,903**	**($1,083,483)**	**$500,501**
Beginning Year Fund Balance	$50,348,901	$1,785,368	$4,331,891	$339,175
FY 2023-24 Forecasted Operating Results Excess (Deficiency)	($11,412,058)	$1,121,903	($1,083,483)	$500,501
Restricted Fund Balance	$0	$0	$0	$0
Ending Fund Balance	***$38,936,843***	***$2,907,271***	***$3,248,408***	***$839,676***

Cumulative Beginning Fund FY 2023-204 ***$56,805,335***

Cumulative Ending Fund Balance FY 2023-2024 ***$45,932,197***

Net Change in Fund Balance ***($10,873,138)***

Net Percentage Change in Fund Balance **-19.14%**

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

SUMMARY- CHANGES FROM PRIOR REPORT

Expenditures Changes

	November-25 Surplus / (Deficit)	December-26 Surplus / (Deficit)	Net Change Savings (Decrease) / Increase	Comments on Expenditure/Revenue Changes
Legislative Services	$0	$0	$0	
Mayor's Office	$0	$0	$0	
Chief Administrators Office	$0	$0	$0	
Corporation Counsel	$0	$0	$0	
Finance Department	$0	($1,914,609)	($1,914,609)	Software subscriptions exceeded budget
Information and Technology	$0	$0	$0	
Office of Assessment	$0	$0	$0	
Library	$0	$0	$0	
Park's and Recreation	$0	$0	$0	
City Clerk's Office	$0	$0	$0	
Registrar of Voters	$0	$0	$0	
Public Safety/911	$0	$0	$0	
Police Department	$0	$0	$0	
Fire Department	$0	$0	$0	
Health Department	$0	$0	$0	
Fair Rent	$0	$0	$0	
Elderly Services	$0	$0	$0	
Youth Services	$0	$0	$0	
Services with Disabilities	$0	$0	$0	
Community Services	$0	$0	$0	
Youth and Recreation	$0	$0	$0	
Vacancy Savings	$0	$0	$0	
Various Organizations	$0	$0	$0	
Non-Public Transportation	$0	$0	$0	
FEMA Match	$0	$0	$0	
Contract Reserve	$0	$0	$0	
Expenditure Reserve	$0	$0	$0	
Public Works	$0	$0	$0	
Engineering	$0	$0	$0	
Parks and Public Works	$0	$0	$0	
Debt Service	$0	($500,000)	($500,000)	Debt Financing costs
Master Lease	$0	$0	$0	
Rainy Day Replenishment	$0	$0	$0	
Development Operating Subsidies	$0	($27,426)	($27,426)	Actual costrs exceeded budget
City Plan	$0	$0	$0	
Transportation Traffic and Parking	$0	$0	$0	
Commission on Equal Opportunity	$0	$0	$0	
Office of Bld, Inspect& Enforc	$0	$0	$0	
Economic Development	$0	$0	$0	
Livable Cities Initiatives	$0	$0	$0	
Pension(s)	$0	$0	$0	
Self-Insurance	$0	($2,599,979)	($2,599,979)	Increases liability insurance costs
Employee Benefits	$0	$0	$0	
Education	$0	($8,500,000)	($8,500,000)	As per the BOE projections
REVENUE TOTAL	**$0**	**($13,542,014)**	**($13,542,014)**	

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

	November-25 Surplus / (Deficit)	December-26 Surplus / (Deficit)	Net Change Savings (Decrease) / Increase	Comments on Expenditure/Revenue Changes
City Sources				
PROPERTY TAXES	$0	$0	$0	
BUILDING PERMITS	$0	$0	$0	
PARKING METERS	$0	$0	$0	
PARKING TAGS	$0	$0	$0	
OTHER LIC., PERMITS & FEES	$0	$0	$0	
INVESTMENT INCOME	$0	($1,250,000)	($1,250,000)	Investment income expected to slow
RENTS & FINES	$0	$0	$0	
PAYMENTS IN LIEU OF TAXES	$0	$0	$0	
OTHER TAXES AND ASSESSMENTS	$0	$0	$0	
MISCELLANEOUS & OTHER REVENUE	$0	$84,553	$84,553	
CITY SOURCES SUB-TOTAL	$0	($1,165,447)	($1,165,447)	
State Sources				
STATE GRANTS FOR EDUCATION	$0	$0	$0	
STATE GRANTS & PILOTS	$0	$3,338,492	$3,338,492	Additional State Aid
STATE SOURCES SUB - TOTAL	**$0**	**$3,338,492**	**$3,338,492**	
REVENUE TOTAL	**$0**	**$2,173,045**	**$2,173,045**	
Transfers From Other Sources	**$0**	**$0**	**$0**	

December Monthly Report – 2nd Quarter

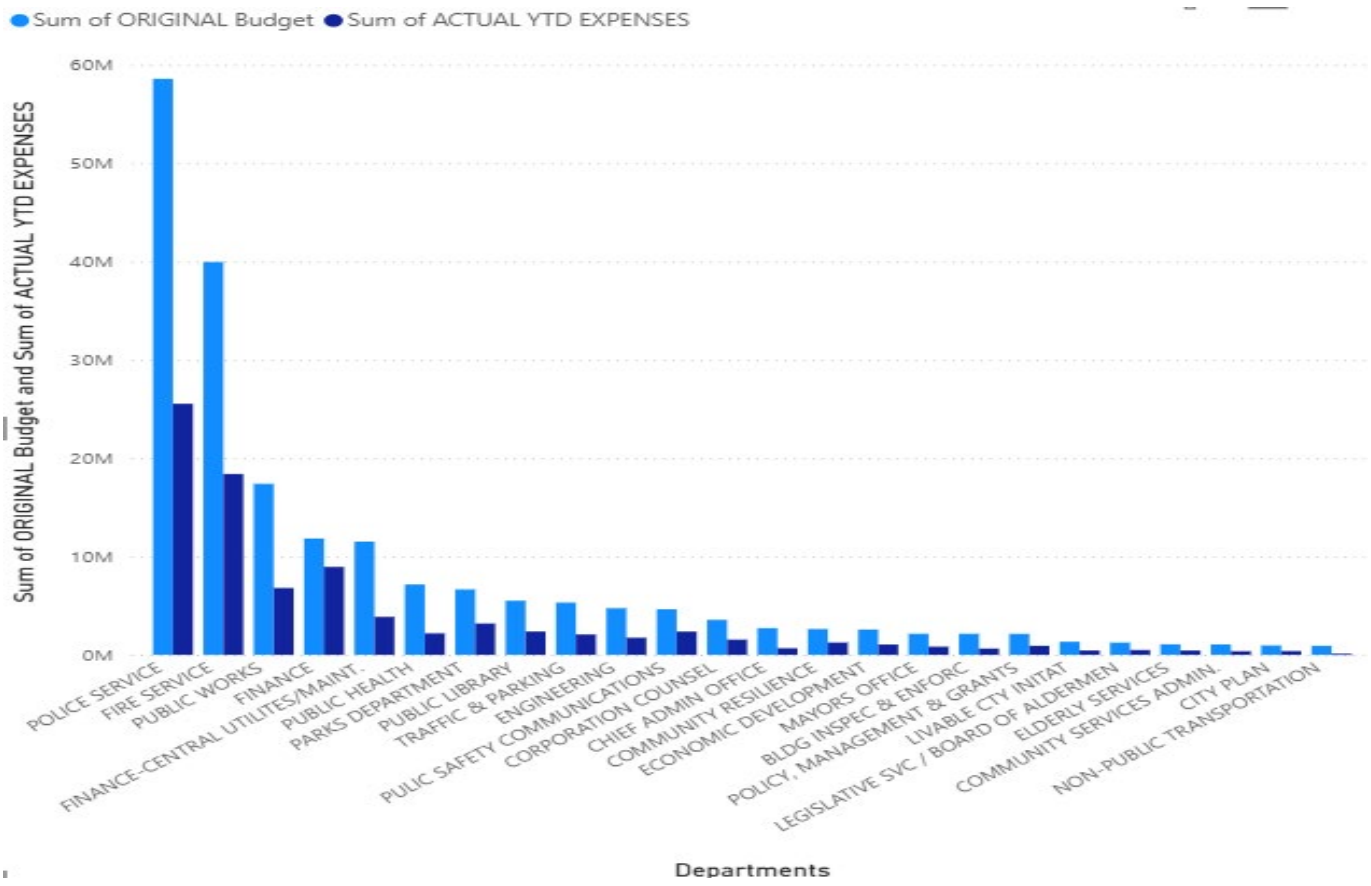
As of mid-FY 2025–2026, most departments remain within budget; however, significant cost pressures from education, health, and liability insurance are driving the city toward a projected deficit. The original budget was $702.3 million, but current forecasts indicate total expenditures may reach approximately $716 million by fiscal year-end in June.

Key Budget Overruns

- Board of Education: Forecasted to be over budget by $8.5 million.
- Self-Insurance: Forecasted to be over budget by $2.6 million.
- Finance Department: Over budget by $1.9 million, IT spending related to software maintenance agreements are expected to be over budget by $2.5 million, partially offset by more than $500,000 in savings in other budget lines.

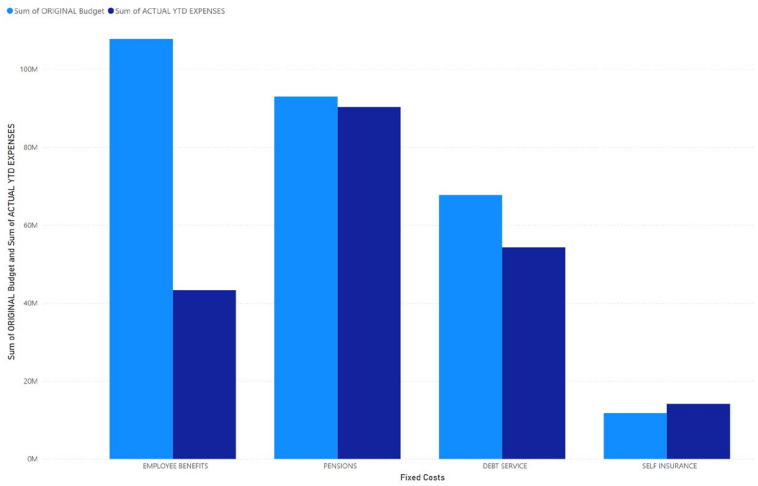
Department Spending

Overall, departmental spending aligns closely with budget projections. Minor variances occurred due to seasonal adjustments and unforeseen maintenance needs. Departments generally adhered to financial plans, ensuring efficient resource utilization.



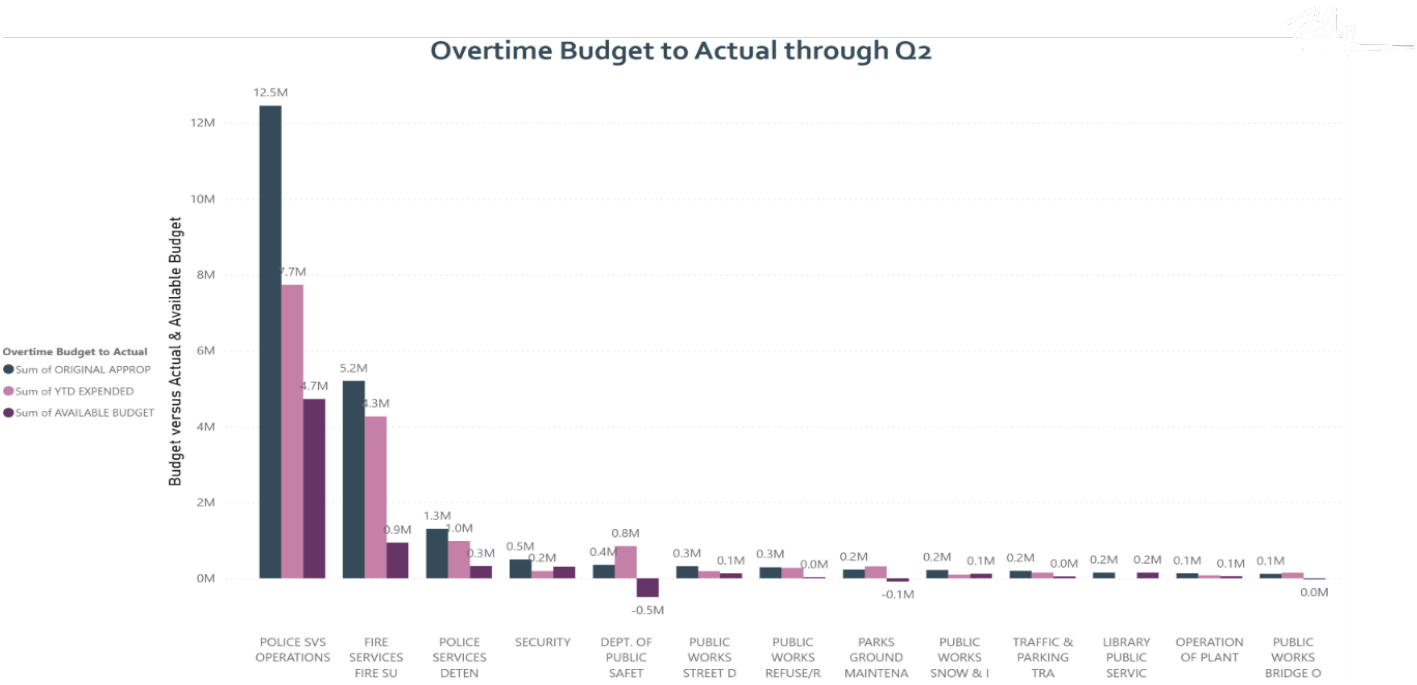
City Fixed Costs

Fixed costs, including essential services and contractual obligations, remained stable. These expenditures represent a significant portion of the operating budget, highlighting the need for long-term planning and cost control.



Overtime

Overtime costs increased slightly in December, primarily due to seasonal demands and staffing shortages in public safety and public works. While most departments stayed within annual overtime allocations, some exceeded monthly targets due to emergency responses and holiday service requirements. Management is reviewing these variances to identify cost containment opportunities.



Departmental Analysis

Education

The Board of Education is the city's largest expense. Its approved budget of $213.3 million is projected to reach $221.8 million, creating an $8.5 million gap. nearly 60% of the city's projected deficit. This variance reflects higher-than-anticipated costs for school operations and staffing. The deficit is expected to be partially mitigated by the use of the $3 million in assigned general fund balance for educational purposes.

Insurance

Self-Insurance: General insurance costs have exceeded expectations. The city budgeted $9.25 million but has already incurred $14.3 million. Even after accounting for unspent litigation funds, this category is $2.6 million over budget.

Public Safety

Police and Fire departments, with a combined budget of nearly $100 million, are on track. The Police Department has used approximately 49% of its budget, and the Fire Department 52%, providing stability amid other overruns.

Revenue Performance

Q2 Revenue Collections: A revenue surplus of $2.13 million will partially offset the $13.63 million expenditure overrun, driven primarily by the Board of Education and Self-Insurance variances. Tax collections met or slightly exceeded expectations, reflecting strong collection strategies.

Q2 Tax Collections

Account Description	2026 BOA APPROV Budget	2026 Actuals	Projected
REAL ESTATE TAX	$ 292,494,424	$ 182,438,167	$ 292,494,424.00
MOTOR VEHICLE TAX	$ 15,016,286	$ 10,406,518	$ 15,016,286.00
PERSONAL PROPERTY TAX	$ 28,161,086	$ 16,782,195	$ 28,161,086.00
SUPPLEMENTAL MV TAX	$ 2,200,000	$ 332,406	$ 2,200,000.00
INTEREST ON CURRENT TAX	$ 1,400,000	$ 508,521	$ 1,400,000.00
TAX COLLECTION INITIATIVES	$ 1,777,612	$ -	$ 1,777,612.00
DELIQUENT REAL ESTATE TAX	$ 3,500,000	$ 2,755,235	$ 3,500,000.00
DELINQUENT MOTOR VEHICLE TAX	$ -	$ 1,033,955	$ 1,033,954.70
DELINQUENT PERSONAL PROP TAX	$ -	$ 93,669	$ 93,668.82
DELINQUENT SUPPLEMENTAL MV TAX	$ -	$ 284,889	$ 284,889.04
INTEREST ON DELINQUENT TAX	$ 1,350,000	$ 1,070,960	$ 1,350,000.00
SUSPENSE COLLECTIONS	$ -	$ 64,269	$ 64,269.12
COLLECTION FEES	$ -	$ 570	$ 570.00
Total Tax Revenue	**$ 345,899,408**	**$ 215,771,354**	**$ 347,376,759.68**

Positive Variances

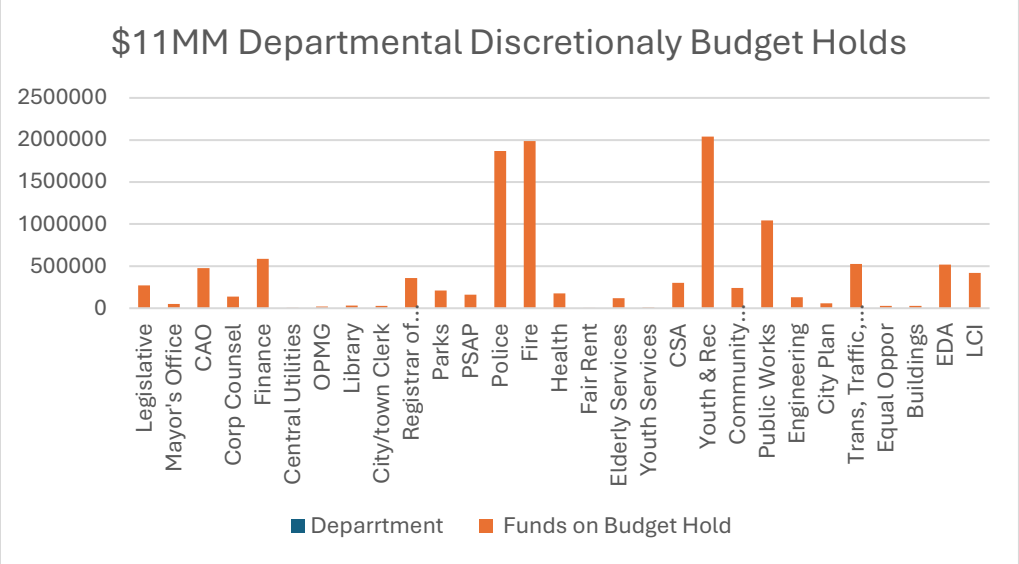
CT Supplemental Revenue Sharing: $19,431,758 (exceeded budget by $2,509,936).
Tiered PILOT: Forecast $101,377,254 (surplus of $298,696).

Negative Variances

Interest Income: Forecast $2,000,000 (shortfall of $1,250,000 from $3,250,000 budget).
BABS Revenue: Projected $0 (shortfall of $275,000 budget).

Conclusion

The City has put a hold on $11 million in other than personnel spending (OTPS) to mitigate spending pressures during the fiscal year. These funds require additional scrutiny from OPMG and the City Controller before they are released to ensure positive budgetary variances to offset the deficits in Education, insurance and utility costs.


$11MM Departmental Discretionaly Budget Holds
2500000
2000000
1500000
1000000
500000
0
Legislative
Mayor's Office
CAO
Corp Counsel
Finance
Central Utilities
OPMG
Library
City/town Clerk
Registrar of...
Parks
PSAP
Police
Fire
Health
Fair Rent
Elderly Services
Youth Services
CSA
Youth & Rec
Community...
Public Works
Engineering
City Plan
Trans, Traffic,...
Equal Oppor
Buildings
EDA
LCI
Deparrtment
Funds on Budget Hold

Revenue Summaries

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

Account Description	A FY 2024-25 Approved Budget	B December-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section I. General Property Taxes						
Current Taxes						
Real Estate	$292,494,424	$30,319,666	$184,123,500	62.95%	$292,494,424	$0
Personal Property	$28,161,086	$707,733	$17,061,605	60.59%	$28,161,086	$0
Motor Vehicle	$15,016,286	$447,306	$11,021,026	73.39%	$15,016,286	$0
Supplemental Motor Vehicle	$2,200,000	$0	$143,490	6.52%	$2,200,000	$0
Current Interest	$1,400,000	$70,023	$465,468	33.25%	$1,400,000	$0
Tax Collection Initiatives:	$1,777,612	$0	$0	0.00%	$1,777,612	$0
Sub-Total	$341,049,408	$31,544,729	$212,815,090	62.40%	$341,049,408	$0
Delinquent City Taxes						
Real Estate & Personal Property	$3,500,000	($324,234)	$1,720,000	49.14%	$3,500,000	$0
Interest & Penalties	$1,350,000	$117,679	$689,704	51.09%	$1,350,000	$0
Sub-Total	$4,850,000	($206,555)	$2,409,704	49.68%	$4,850,000	$0
Sec I. Property Taxes Total	**$345,899,408**	**$31,338,174**	**$215,224,794**	**62.22%**	**$345,899,408**	**$0**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

Account Description	A FY 2024-25 Approved Budget	B December-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section II. State Grants						
State Grants for Education						
Education Cost Sharing	$142,500,000	$0	$35,627,381	25.00%	$142,500,000	$0
Special Education Reimbursement	$0	$0	$0	0.00%	$0	$0
State Aid for Constr. & Reconst	$0	$0	$0	0.00%	$0	$0
Health Svc-Non-Public Schools	$35,000	$0	$0	0.00%	$35,000	$0
School Transportation	$0	$0	$0	0.00%	$0	$0
Education, Legally Blind	$0	$0	$0	0.00%	$0	$0
Sub-Total	$142,535,000	$0	$35,627,381	25.00%	$142,535,000	$0
City PILOT and State Grants						
PILOT: State Property	$0	$0	$0	0.00%	$0	$0
PILOT: Colleges & Hospitals	$0	$0	$0	0.00%	$0	$0
Tiered PILOT	$101,078,558	$0	$101,377,254	100.30%	$101,377,254	$298,696
Distressed Cities Exemption	$0	$0	$0	0.00%	$0	$0
Tax Relief for the Elderly-Freeze	$0	$0	$0	0.00%	$0	$0
Homeowners Tax Relief-Elderly Cir	$0	$0	$0	0.00%	$0	$0
Tax Abatement	$0	$0	$0	0.00%	$0	$0
Reimb.-Low Income Veterans	$0	$13,999	$13,999	100.00%	$13,999	$13,999
Reimb. - Disabled	$0	$8,388	$8,388	100.00%	$8,388	$8,388
Pequot Funds	$5,503,352	$1,834,451	$1,834,451	33.33%	$5,503,352	$0
Telecommunications Property Tax	$955,000	$0	$0	0.00%	$955,000	$0
Town Aid: Roads	$1,709,975	$0	$854,203	49.95%	$1,709,975	$0
Agriculture Rents and Taxes	$0	$377,558	$507,474	100.00%	$507,474	$507,474
Municipal Revenue Sharing/PILOT	$0	$0	$0	0.00%	$0	$0
Motor Vehicle Tax Red. PILOT	$4,045,204	$0	$4,045,204	100.00%	$4,045,204	$0
Grants for Municipal Projects	$0	$0	$0	0.00%	$0	$0
Municipal stabilization grant	$0	$0	$0	0.00%	$0	$0
CT Supplemental Revenue Sharing	$16,921,822	$0	$19,431,758	114.83%	$19,431,758	$2,509,936
Grants for Municipal Projects	$0	$0	$0	0.00%	$0	$0
Municipal Revenue Sharing PA 22-	$0	$0	$0	0.00%	$0	$0
Municipal Gaming Revenue	$0	$0	$0	0.00%	$0	$0
Off Track Betting	$350,000	$23,143	$120,157	34.33%	$350,000	$0
Sub-Total	$130,563,911	$2,257,538	$128,192,887	98.18%	$133,902,403	$3,338,492
Section II State Grants Total	**$273,098,911**	**$2,257,538**	**$163,820,268**	**59.99%**	**$276,437,403**	**$3,338,492**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

Account Description	A FY 2024-25 Approved Budget	B December-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section III. License, Permits, & Fees						
Other Agencies	$35,000	$5,830	$45,017	128.62%	$45,017	$10,017
Maps/Bid Documents	$0	$0	$0	0.00%	$0	$0
Office of Technology	$0	$0	$250	100.00%	$250	$250
Parks Lighthouse (Admission & Co	$70,000	$0	$160,779	229.68%	$160,779	$90,779
Park Dept.-Carousel & Bldng	$1,000	$0	$1,306	130.60%	$1,306	$306
Park Dept.-Other Fees	$70,000	$1,100	$44,059	62.94%	$70,000	$0
Town Clerk/City Clerk	$350,000	$42,785	$210,781	60.22%	$350,000	$0
Police Service	$100,000	$4,842	$41,527	41.53%	$100,000	$0
Police - Animal Shelter	$5,000	$288	$1,222	24.43%	$5,000	$0
Police-General Fingerprinting	$10,000	$1,280	$5,105	51.05%	$10,000	$0
Police - Towing	$100,000	$7,925	$44,400	44.40%	$100,000	$0
Fire Service	$80,000	$6,696	$76,907	96.13%	$80,000	$0
Fire Insurance Recoveries	$100,000	$43,891	$124,737	124.74%	$100,000	$0
Fire Services-Vacant Building	$200,000	$0	$0	0.00%	$200,000	$0
Fire Prevention Services	$125,000	$0	$0	0.00%	$125,000	$0
Non Life Fire Hazard Reg. Fees	$125,000	$0	$0	0.00%	$125,000	$0
Health Services	$550,000	$820	$43,700	7.95%	$550,000	$0
School Health Screening	$15,000	$0	$0	0.00%	$15,000	$0
School Based Health Clinic Permit	$0	$0	$0	0.00%	$0	$0
Registrar of Vital Stats.	$650,000	$43,071	$288,587	44.40%	$650,000	$0
Lead Inspection Fees	$20,000	$0	$2,906	14.53%	$20,000	$0
P.W.-Public Space Lic./Permits	$150,000	$0	$51,258	34.17%	$150,000	$0
Public Works Evictions	$2,500	$0	$540	21.60%	$2,500	$0
Public Works Bulk Trash	$11,000	$500	$4,700	42.73%	$11,000	$0
Storm Water	$6,000	$0	$1,000	16.67%	$6,000	$0
Residential Parking	$0	$0	$0	0.00%	$0	$0
Traffic & Parking/Meter Receipts	$4,400,000	$142,332	$2,242,208	50.96%	$4,400,000	$0
Vision Zero	$700,000	$0	$0		$700,000	$0
TT&P Permits	$0	$0	$15	100.00%	$15	$15
Building Inspections	$26,000,000	$470,835	$15,931,878	61.28%	$26,000,000	$0
Permit and License Center OBIE	$65,000	$0	$20,140	30.98%	$65,000	$0
High School Athletics	$35,000	$0	$2,713	7.75%	$35,000	$0
LCI Ticket Collections	$50,000	$0	$4,800	9.60%	$50,000	$0
Engineer's Cost Recovery	$7,500	$0	$0	0.00%	$7,500	$0
Sec. III Lic., Permits, Fees Total	**$34,033,000**	**$772,196**	**$19,350,534**	**56.86%**	**$34,134,366**	**$101,366**
Section IV. Interest Income						
Section IV. Interest Income Total	**$3,250,000**	**$128,566**	**$1,620,887**	**49.87%**	**$ 2,000,000**	**($1,250,000)**
Section V. Rents and Fines						
Received from Rents						
Parks Employee Rents	$10,800	$275	$888	8.22%	$10,800	$0
Misc. Comm Dev Rent	$15,000	$1,255	$7,530	50.20%	$15,000	$0
Coliseum Lots	$240,000	$0	$0	0.00%	$240,000	$0
Parking Space Rental	$3,000	$0	($1,743)	0.00%	$3,000	$0
Sub-Total	$268,800	$1,530	$6,674	2.48%	$268,800	$0
Received from Fines						
Superior Court	$50,000	$0	$25,349	50.70%	$50,000	$0
Parking Tags	$4,822,827	$34,520	$1,751,662	36.32%	$4,822,827	$0
Parking Tags-Street Sweeping	$0	$0	$0	0.00%	$0	$0
Delinquent Tag Collections	$0	$0	$0	0.00%	$0	$0
Police False Alarm	$100,000	$3,973	$31,775	31.77%	$100,000	$0
P.W. Public Space Violations	$5,000	$1,500	$3,250	65.00%	$5,000	$0
CEO Fines	$150,000	$10,700	$102,700	68.47%	$150,000	$0
Sub-Total	$5,127,827	$50,692	$1,914,735	37.34%	$5,127,827	$0
Section V. Rents and Fine Total	**$5,396,627**	**$52,222**	**$1,921,410**	**35.60%**	**$5,396,627**	**$0**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

Account Description	A FY 2024-25 Approved Budget	B December-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section VI. Other Revenues						
Payment in Lieu of Taxes (PILOT)						
So Central Regional Water Auth.	$1,100,000	$0	$568,460	51.68%	$1,100,000	$0
Parking Authority PILOTS	$45,000	$0	$0	0.00%	$45,000	$0
Eastview PILOT	$29,000	$0	$43,391	149.62%	$43,391	$14,391
Trinity Housing	$75,000	$0	$97,861	130.48%	$97,861	$22,861
NHPA : PILOT	$2,000,000	$0	$0	0.00%	$1,500,000	($500,000)
GNHWPCA:PILOT	$608,400	$0	$0	0.00%	$608,400	$0
52 Howe Street	$65,000	$0	$48,546	74.69%	$65,000	$0
Ninth Square	$550,000	$0	$260,878	47.43%	$550,000	$0
Farnham Court PILOT	$30,000	$0	$0	0.00%	$30,000	$0
Temple Street Arcade	$0	$0	$0	0.00%	$0	$0
Misc. PILOTS	$230,000	$202,917	$745,722	324.23%	$745,722	$515,722
Sub-Total	$4,732,400	$202,917	$1,764,859	37.29%	$4,785,374	$52,974
Other Taxes and Assessments	$0					
Real Estate Conveyance Tax	$2,820,320	$303,236	$1,641,094	58.19%	$2,820,320	$0
Yale Fire Services	$4,100,000	$4,178,842	$4,178,842	101.92%	$4,178,842	$78,842
Air Rights Garage	$175,000	$0	$0	0.00%	$175,000	$0
Sub-Total	$7,095,320	$4,482,078	$5,819,936	82.02%	$7,174,162	$78,842
Miscellaneous						
Controllers Miscellaneous Revenue	$875,000	$59,162	$449,892	51.42%	$875,000	$0
Vehicle Registration	$0	$0	$0	0.00%	$0	$0
Personal Property Audit	$0	$0	$0	0.00%	$0	$0
Sale of Fixed Assets	$1,600,000	$0	$0	0.00%	$1,600,000	$0
BABS Revenue	$275,000	$0	$0	0.00%	$0	($275,000)
Personal Motor Vehicle Reimburser	$13,000	$0	$0	0.00%	$13,000	$0
Neighborhood Preservation Loan	$0	$0	$0	0.00%	$0	$0
Sub-Total	$2,763,000	$59,162	$449,892	16.28%	$2,488,000	($275,000)
Other Revenues						
Liquidation of Grove Street Trust	$0	$0	$0	0.00%	$0	$0
Voluntary Payments	$0	$0	$0	0.00%	$0	$0
Yale University Voluntary Paymen	$22,671,384	$11,563,500	$14,062,295	62.03%	$22,671,384	$0
Yale New Haven Hospital Voluntar	$3,200,000	$0	$0	0.00%	$3,200,000	$0
Revenue Initiative	$0	$0	$0	0.00%	$0	$0
Anticipated State/Partner Aid	$0	$0	$0	0.00%	$0	$0
Bond Premium	$0	$0	$0	0.00%	$0	$0
Police Vehicle Extra Duty	$200,000	$29,312	$283,280	141.64%	$283,280	$83,280
Sub-Total	$26,071,384	$11,592,812	$14,345,575	55.02%	$26,154,664	$83,280
Section VI. Other Revenue Total	**$40,662,104**	**$16,336,968**	**$22,380,262**	**55.04%**	**$40,602,200**	**($59,904)**
Section VII. Federal Aid						
Public Health, Economic Stabilization and Recovery	**$0**	**$0**	**$0**	**0.00%**	$0	**$0**
General Fund Revenue Total	***$702,340,050***	***$50,885,665***	***$424,318,155***	***60.41%***	***$704,470,005***	***$2,129,955***
Transfers From Other Sources	$0	$0	$0		$0	$0
Grand Total of FY 2024-25 GF Revenue	***$702,340,050***	***$50,885,665***	***$424,318,155***	***60.41%***	***$704,470,005***	***$2,129,955***

REVENUE SUMMARY ANALYSIS

FISCAL YEAR 2025-2026

MONTH ENDING; December 2025

	C FY 2019-20 through 12/31/2019	D FY 2020-21 through 12/31/2020	E FY 2021-22 through 12/31/2021	F FY 2022-23 through 12/31/2022	G FY 2023-24 through 12/31/2023	H FY 2024-25 through 12/31/2024	FY 2025-26 through 1/30/2024	I G-F FY 26 Vs 25 YTD +/-
CITY SOURCES								
PROPERTY TAXES	$149,292,178	$151,535,160	$154,451,297	$162,931,288	$144,035,269	$179,388,928	$184,123,500	$4,734,572
LICENSES, PERMITS & FEES	$7,512,699	$13,948,687	$5,931,042	$9,908,534	$8,078,836	$17,640,465	$19,350,534	$1,710,069
INVESTMENT INCOME	$631,789	$53,575	$93,003	$751,099	$1,278,336	$1,969,812	$1,620,887	($348,925)
RENTS & FINES	$2,006,351	$235,122	$1,273,557	$857,552	$928,649	$1,777,299	$1,921,410	$144,110
PAYMENTS IN LIEU OF TAXES	$376,376	$378,266	$1,031,485	$948,208	$432,170	$412,100	$1,764,859	$1,352,758
OTHER TAXES AND ASSESSMENTS	$977,541	$4,509,731	$1,277,637	$6,189,446	$1,163,150	$5,382,761	$5,819,936	$437,175
MISCELLANEOUS & OTHER REVENUE	$3,356,840	$1,312,943	$605,812	$14,960,798	$460,583	$474,896	$14,345,575	$13,870,679
CITY SOURCES SUB-TOTAL	**$164,153,774**	**$171,973,484**	**$164,663,833**	**$196,546,925**	**$156,376,993**	**$207,046,263**	**$228,946,701**	**$50,669,270**
STATE SOURCES								
STATE GRANTS FOR EDUCATION	$40,573,033	$35,627,381	$39,359,401	$35,627,381	$35,627,381	$35,627,381	$35,627,381	$0
STATE GRANTS & PILOTS	$57,392,135	$58,613,458	$59,365,783	$108,936,943	$116,909,933	$119,489,130	$128,192,887	$8,703,757
STATE SOURCES SUB-TOTAL	**$97,965,168**	**$94,240,839**	**$98,725,184**	**$144,564,324**	**$152,537,314**	**$155,116,511**	**$163,820,268**	**$7,972,990**
GRAND TOTAL	**$262,118,942**	**$266,214,323**	**$263,389,017**	**$341,111,249**	**$308,914,307**	**$362,162,774**	**$392,766,969**	**$58,642,260**

SUMMARY OF TAX COLLECTIONS
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

SUMMARY OF TAX COLLECTIONS								
Collection Date	Fiscal Year 2020-21 Collections 12/31/2021	Fiscal Year 2021-22 Collections 12/31/2022	Fiscal Year 2022-23 Collections 12/31/2023	Fiscal Year 2023-24 Collections 12/31/2024	Fiscal Year 2024-25 Collections 12/31/2025	Fiscal Year 2025-2026 Collection 12/31/2026	Fiscal Year 2025-2026 Budget 12/31/2027	FY 2024-25 % Budget Collected
I. Current Taxes								
Real Estate	$141,102,842	$146,794,020	$154,132,646	$156,026,926	$179,388,928	$184,123,500.06	$292,494,424.00	97%
Personal Property	$16,477,399	$17,206,695	$15,975,463	$15,600,532	$16,632,979	$17,061,605.34	$28,161,086.00	97%
Motor Vehicle	$11,514,175	$12,215,002	$10,961,020	$11,654,634	$11,016,607	$11,021,026.42	$15,016,286.00	100%
Supplemental MV	$381,588	$416,183	$531,156	$502,560	$309,633	$143,489.76	$2,200,000.00	0%
Current Interest	$270,266	$355,690	$408,382	$332,111	$412,100	$465,468.00	$1,400,000.00	89%
Tax Initiative	$0	$0	$0	$0	$0	$0.00	$1,177,612.00	0%
Sub-Total	**$169,746,270**	**$176,987,590**	**$182,008,667**	**$184,116,763**	**$207,760,247**	**$212,815,090**	**$340,449,408**	98%
II. Delinquent Collections								
Delinquent Taxes	$1,413,921	$2,062,202	$1,922,166	$2,025,744	$1,780,605	$1,720,000	$3,500,000	104%
Delinquent Interest	$326,050	$519,488	$609,227	$627,465	$998,107	$689,704	$1,350,000	145%
Sub-Total	**$1,739,971**	**$2,581,690**	**$2,531,394**	**$2,653,209**	**$2,778,712**	**$2,409,704**	**$4,850,000**	115%
Total Collections	**$171,486,241**	**$179,569,280**	**$184,540,061**	**$186,769,972**	**$210,538,959**	**$215,224,794**	**$345,299,408**	**213%**

Expense Summary

GENERAL FUND EXPENDITURE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

		B	C	D	E C + D	F	G F - A
Agency Name	Approved Budget	December 2025 Expenditures	Cumulative Expenditures	Committed Encumbered	Grand Total Expenditures	Forecast to 6/30/2024	Net Change Sur. / (Def.)
Legislative Services	$1,250,198	$371,422	$769,163	$18,933	$788,096	$1,250,198	$0
Mayor's Office	$2,151,109	$217,190	$893,471	$229,148	$1,122,620	$2,151,109	$0
Chief Administrators Office	$2,728,617	$618,542	$1,356,734	$807,046	$2,163,780	$2,728,617	$0
Corporation Counsel	$3,565,059	$402,868	$1,761,137	$898,327	$2,659,464	$3,565,059	$0
Finance Department	$11,837,723	$1,991,164	$9,719,450	$2,941,460	$12,660,910	$13,752,332	($1,914,609)
Information and Technology	$0	$0	$0	$0	$0	$0	$0
Office of Assessment	$953,076	$62,600	$395,324	$280,668	$675,992	$953,076	$0
Central Utilities	$11,521,830	$2,601,460	$6,181,927	$6,546,856	$12,728,783	$11,521,830	$0
Policy, Management & Grants	$2,142,768	$119,524	$945,002	$466,454	$1,411,456	$2,142,768	$0
Library	$5,512,937	$433,669	$2,420,699	$702,111	$3,122,810	$5,512,937	$0
Park's and Recreation	$0	$0	$138	$0	$138	$0	$0
City Clerk's Office	$627,074	$67,723	$265,264	$70,627	$335,891	$627,074	$0
Parks	$6,659,564	$677,975	$3,407,271	$276,640	$3,683,911	$6,659,564	$0
Registrar of Voters	$1,417,798	$580,533	$812,336	$94,293	$906,629	$1,417,798	$0
Public Safety/911	$4,652,200	$541,981	$2,537,934	$0	$2,537,934	$4,652,200	$0
Police Department	$58,589,828	$6,236,677	$27,432,595	$1,335,425	$28,768,020	$58,589,828	$0
Fire Department	$39,962,189	$4,880,991	$20,393,081	$509,687	$20,902,768	$39,962,189	$0
Health Department	$7,168,178	$728,622	$2,667,685	$2,379,369	$5,047,054	$7,168,178	$0
Fair Rent	$267,424	$18,561	$111,632	$8,161	$119,793	$267,424	$0
Elderly Services	$1,081,921	$189,184	$567,271	$217,687	$784,958	$1,081,921	$0
Youth Services	$0	$0	$0	$0	$0	$0	$0
Services with Disabilities	$147,536	$19,533	$70,785	$15,546	$86,331	$147,536	$0
Community Services	$1,069,241	$356,785	$671,869	$0	$671,869	$1,069,241	$0
Recreation and Youth	$3,216,992	$2,111,929	$2,653,023	$0	$2,653,023	$3,216,992	$0
Community Resilience	$2,634,288	$350,322	$1,495,571	$1,000,855	$2,496,426	$2,634,288	$0
Vacancy Savings	($2,674,448)	$0	$0	$0	$0	($2,674,448)	$0
Various Organizations	$3,097,439	$2,436,277	$2,701,677	$348,283	$3,049,960	$3,097,439	$0
Non-Public Transportation	$925,000	$1,305,419	$1,319,824	$491,841	$1,811,666	$925,000	$0
FEMA Clean Up	$0	$0	$0	$0	$0	$0	$0
Contract Reserve	$1,700,000	$0	$0	$0	$0	$1,700,000	$0
Expenditure Reserve	$1,425,000	$1,425,000	$1,425,000	$0	$1,425,000	$1,425,000	$0
Public Works	$17,401,910	$2,789,459	$7,935,516	$4,404,443	$12,339,960	$17,401,910	$0
Engineering	$4,747,255	$424,267	$1,988,113	$2,075,034	$4,063,147	$4,747,255	$0
Parks and Public Works	$0	$0	$5,570	$0	$5,570	$0	$0
Debt Service	$67,745,346	$13,552,741	$67,785,781	$125,000	$67,910,781	$68,245,346	($500,000)
Master Lease	$0	$0	$0	$0	$0	$0	$0
Fund Bal. Replenishment	$0	$0	$0	$0	$0	$0	$0
Development Operating Sub.	$285,000	$215,492	$312,426	$0	$312,426	$312,426	($27,426)
City Plan	$958,487	$120,361	$450,287	$93,293	$543,580	$958,487	$0
Transportation Traffic/Parking	$5,322,175	$941,015	$2,602,695	$483,191	$3,085,887	$5,322,175	$0
Commission on Equal Op.	$353,023	$45,808	$153,525	$0	$153,525	$353,023	$0
Office of Bld, Inspect& Enforc	$2,149,287	$119,149	$670,185	$2,185	$672,370	$2,149,287	$0
Economic Development	$2,580,651	$674,002	$1,572,960	$107,329	$1,680,290	$2,580,651	$0
Livable Cities Initiatives	$1,337,854	$487,292	$870,817	$21,670	$892,488	$1,337,854	$0
Pension(s)	$93,029,799	$22,415,390	$90,335,858	$0	$90,335,858	$93,029,799	$0
Self-Insurance	$11,750,000	$0	$14,349,979	$1,680,920	$14,349,979	$14,349,979	($2,599,979)
Employee Benefits	$107,784,938	$556,360	$43,507,510	$797,664	$44,305,174	$107,784,938	$0
Board of Education	$213,263,784	$27,378,956	$91,773,975	$81,531,995	$173,305,970	$221,763,784	($8,500,000)
Total Expenditures	**$702,340,050**	**$98,466,242**	**$417,291,060**	**$110,962,143**	**$526,572,283**	**$715,882,064**	**($13,542,014)**

GENERAL FUND EXPENDITURE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

VARIOUS DEPARTMENTAL BREAKDOWNS

Agency Name		Approved Budget	December 2025 Expenditures	Y-T-D Expenditures	Y-T-D Encumbered	Y-T-D Total Expenditure	Total Projected Expenditures	+/- Bud VS Total
Debt Service								
Principal		$41,375,000	$884,019	$41,408,710	$0	$41,408,710	$41,375,000	$0
Interest		$26,370,346	$12,668,722	$26,377,071	$0	$26,377,071	$26,370,346	$0
Tans Interest		$0	$0	$0	$0	$0	$0	$0
Contractual Services		$0	$0	$0	$125,000	$125,000	$0	$0
Tans Premium		$0	$0	$0	$0	$0	$0	$0
FCAF (School Const. Interest)		$0	$0	$0	$0	$0	$0	$0
Premium, Refunding, Sweep		($1,300,000)	$0	$0	$0	$0	($1,300,000)	$0
	Sub-Total	**$66,445,346**	**$13,552,741**	**$67,785,781**	**$125,000**	**$67,910,781**	**$66,445,346**	**$0**
Operating Subsidies								
Tweed NH Airport		$0	$0	$0	$0	$0	$0	$0
CT Open		$0	$0	$0	$0	$0	$0	$0
Regional Comm (AMR)		$0	$0	$0	$0	$0	$0	$0
New Haven Works		$0	$0	$0	$0	$0	$0	$0
US Census		$0	$0	$0	$0	$0	$0	$0
Canal Boathouse		$85,000	$15,492	$112,426	$0	$112,426	$85,000	$0
Market New Haven		$0	$0	$0	$0	$0	$0	$0
	Sub-Total	**$85,000**	**$15,492**	**$112,426**	**$0**	**$112,426**	**$85,000**	**$0**
Pension								
Fica and Medicare		$4,700,000	$426,156	$2,256,122	$0	$2,256,122	$4,700,000	$0
City & BOE Pensions		$0	$6,967,284	$27,869,134	$0	$27,869,134	$0	$0
Police and Fire Pension		$60,087,799	$15,021,950	$60,087,799	$0	$60,087,799	$60,087,799	$0
State Teachers Subsidy		$0	$0	$0	$0	$0	$0	$0
Executive Mgmt. Pension		$300,000	$0	$122,802	$0	$122,802	$300,000	$0
	Sub-Total	**$65,087,799**	**$22,415,390**	**$90,335,858**	**$0**	**$90,335,858**	**$65,087,799**	$0
Self Insurance								
General Insurance Policies		$9,250,000	$0	$14,349,979	$0	$14,349,979	$14,349,979	($5,099,979)
General Litigation Fund		$2,500,000	$94	$0	$0	$0	$0	$2,500,000
	Sub-Total	**$11,750,000**	**$94**	**$14,349,979**	**$0**	**$14,349,979**	**$14,349,979**	**($2,599,979)**
Employee Benefits								
Life Insurance		$730,000	$0	$0	$0	$0	$730,000	$0
Health Insurance		$96,374,938	$0	$39,315,014	$0	$39,315,014	$96,374,938	$0
Workers Comp Cont.		$1,000,000	$79,445	$404,114	$797,664	$1,201,778	$1,000,000	$0
Workers Comp Pay.		$7,800,000	$560,000	$3,540,000	$0	$3,540,000	$7,800,000	$0
Perfect Attendance		$25,000	$9,975	$10,875	$0	$10,875	$25,000	$0
Longevity		$725,000	$0	$9,278	$0	$9,278	$725,000	$0
Unemployment		$500,000	$0	$0	$0	$0	$500,000	$0
Reserve Lump Sum		$225,000	($93,074)	($176,770)	$0	($176,770)	$225,000	$0
GASB (Opeb)		$405,000	$0	$405,000	$0	$405,000	$405,000	$0
	Sub-Total	**$107,784,938**	**$556,346**	**$43,507,510**	**$797,664**	**$44,305,174**	**$107,784,938**	**$0**

GENERAL FUND SELECTED EXPENDITURE PROJECTION

FISCAL YEAR 2025-2026

MONTH ENDING; December 2025

A comparison of selected department's gross overtime and expenditures compared to the same period in the prior year are cited below.

Selected Department(s) Gross Overtime

	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	+/-
Education	$1,843,000	$1,480,327	$2,428,860	$2,018,335	$1,072,886	$616,265	($456,621)
Fire gross	$4,844,238	$6,276,358	$5,810,123	$8,755,697	$11,150,687	$3,906,300	($7,244,387)
Police gross	$8,986,881	$11,245,894	$13,223,330	$15,522,953	$16,709,091	$7,569,758	($9,139,333)
Parks gross	$0	$0	$0	$0	$611,060	$474,643	($136,417)
PW gross	$0	$0	$0	$0	$869,684	$606,944	($262,740)
Parks/Public	$1,175,848	$1,305,472	$1,273,030	$1,679,447	$0	$0	$0
PS Comm	$547,544	$682,737	$895,708	$1,143,502	$1,047,213	$736,278	($310,935)
	$17,397,511	$20,990,788	$23,631,051	$29,119,935	$31,460,621	$13,910,187	

Selected Department(s) Expense Roll-Up Summary

Finance

Budget	FY 25 Projected	+/-	Comment
$3,803,498	$3,803,498	$0	
$220	$220	$0	
$16,979	$16,979	$0	
$0	$0	$0	
$7,786,095	$7,786,095	$0	
$11,606,792	**$11,606,792**	**$0**	

PS Communicati

Budget	FY 25 Projected	+/-	Comment
$4,036,679	$4,036,679	$0	
$250,000	$736,278	($486,278)	Exceeded Overtime budget
$48,500	$48,500	$0	
$0	$0	$0	
$3,000	$3,000	$0	
$4,338,179	**$4,824,457**	**($486,278)**	

Police

Budget	FY 25 Projected	+/-	Comment
$34,968,960	$34,968,960	$0	
$11,650,000	$11,650,000	$0	Trending slightly above last years trends
$0	$0	$0	
$372,050	$372,050	$0	
$0	$0	$0	
$3,916,576	$3,916,576	$0	
$50,907,586	**$50,907,586**	**$0**	

Selected Department(s) Expense Roll-Up Summary

Fire

Budget	FY 25 Projected	+/-	Comment
$30,232,247	$30,232,247	$0	
$5,310,000	$5,310,000	$0	
$0	$0	$0	
$2,842,000	$2,842,000	$0	
$0	$0	$0	
$1,552,275	$1,552,275	$0	
$39,936,522	**$39,936,522**	**$0**	

Health

Budget	FY 25 Projected	+/-	Comment
$5,283,944	$5,283,944	$0	
$75,000	$75,000	$0	
$14,000	$14,000	$0	
$0	$0	$0	
$697,445	$697,445	$0	
$6,070,389	**$6,070,389**	**$0**	

Youth & Recreat

Budget	FY 25 Projected	+/-	Comment
$437,750	$437,750	$0	
$25,000	$25,000	$0	
$0	$0	$0	
$0	$0	$0	
$2,739,860	$2,739,860	$0	
$3,202,610	**$3,202,610**	**$0**	

Parks & Public V

Budget	FY 25 Projected	+/-	Comment
$8,000,889	$8,000,889	$0	
$982,000	$982,000	$0	
$59,700	$59,700	$0	
$0	$0	$0	
$7,720,000	$7,720,000	$0	
$16,762,589	**$16,762,589**	**$0**	

SUMMARY OF OVERTIME BY DEPARTMENT, BY MONTH
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

AGENCY	JULY	AUG.	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN**	GROSS EXPEND.	REIMB YTD	NET TOTAL	ORIGINAL BUDGET	REVISED BUDGET	AVAILABLE BALANCE	PCT Expended
111 - Legislative Services	$551	$878	$856	$741	$1,112	$529							$4,666	$0	$4,666	$10,000	$10,000	$5,334	47%
131 - Mayor's Office	$0	$0	$0	$0	$0	$0							$0	$0	$0	$0	$0	$0	0%
132 - Chief Administrative Office	$0	$0	$0	$0	$0	$0							$0	$0	$0	$10,000	$10,000	$10,000	0%
133 - Corporation Counsel	$0	$0	$0	$0	$0	$0							$0	$0	$0	$0	$0	$0	0%
137 - Finance	$40	$0	$41	$0	$0	$0							$80	$0	$80	$2,250	$2,250	$2,170	4%
138 - Information and Technology	$0	$0	$0	$0	$0	$0							$0	$0	$0	$0	$0	$0	0%
139 - Office of Assessment	$0	$17	$0	$180	$0	$0							$197	$0	$197	$3,000	$3,000	$2,803	7%
144 - Mgmt, Policy & Grants	$0	$0	$0	$0	$0	$0							$0	$0	$0	$2,000	$2,000	$2,000	0%
152 - Library	$0	$0	$0	$0	$0	$0							$0	$0	$0	$150,000	$150,000	$150,000	0%
161 - City Town Clerk	$0	$67	$100	$0	$1,618	$0							$1,785	$0	$1,785	$9,000	$9,000	$7,215	0%
162 - Registrar of Voters	$26	$1,362	$9,082	$11,885	$9,928	$370							$32,653	$0	$32,653	$40,000	$40,000	$7,347	82%
163 - Parks Department	$72,076	$116,779	$86,590	$72,067	$58,689	$68,443							$474,643	$0	$474,643	$426,000	$426,000		111%
200 - Public Safety Communication	$88,266	$135,874	$128,579	$146,493	$109,988	$127,079							$736,278	$0	$736,278	$250,000	$250,000	($486,278)	295%
201 - Police Services	$1,056,705	$1,947,892	$1,596,323	($104,162)	$1,597,129	$1,475,870							$7,569,758	$0	$7,569,758	$11,650,000	$11,650,000	$4,080,242	65%
202 - Fire Services	$377,088	$980,975	$615,975	$709,696	$603,999	$618,567							$3,906,300	$0	$3,906,300	$5,310,000	$5,310,000	$1,403,700	74%
301 - Health Department		$1,229	$372	$489	$1,117	$186							$3,392	$0	$3,392	$75,000	$75,000	$71,608	5%
309 - Youth and Recreation	$76	$0	$0	$102	$3,611	$0							$3,789	$0	$3,789	$25,000	$25,000	$21,211	15%
501 - Public Works	$64,051	$117,278	$92,215	$73,845	$108,344	$151,210							$606,944	$0	$606,944	$982,000	$982,000	$375,056	
702 - City Plan	$1,684	($76)	$761	$549	$1,322	$318							$4,558	$0	$4,558	$14,000	$14,000	$9,442	33%
704 - Transportation, Traffic and P	$18,129	$37,666	$37,188	$20,036	$13,129	$14,041							$140,190	$0	$140,190	$155,000	$155,000	$14,810	90%
705 - Commission on Equal Opport	$0	$0	$0	$390	$488	$390							$1,268	$0	$1,268	$5,000	$5,000	$3,732	25%
721 - Office of Bldg., Inspection &	$0	$191	$0	$0	$0	$0							$191	$0	$191	$25,000	$25,000	$24,809	1%
747 - Livable Cities Initiative	$1,465	$2,891	$1,749	$385	$770	$1,435							$8,695	$0	$8,695	$20,000	$20,000	$11,305	43%
900 - Board of Education	$41,927	$87,026	$101,843	$154,609	$118,607	$112,254							$616,265	$0	$616,265	$577,825	$577,825	($38,440)	107%
TOTAL	**$1,722,083**	**$3,430,049**	**$2,671,673**	**$1,087,306**	**$2,629,850**	**$2,570,691**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,111,652**	**$0**	**$14,111,652**	**$19,741,075**	**$19,741,075**	**$5,678,066**	**71%**

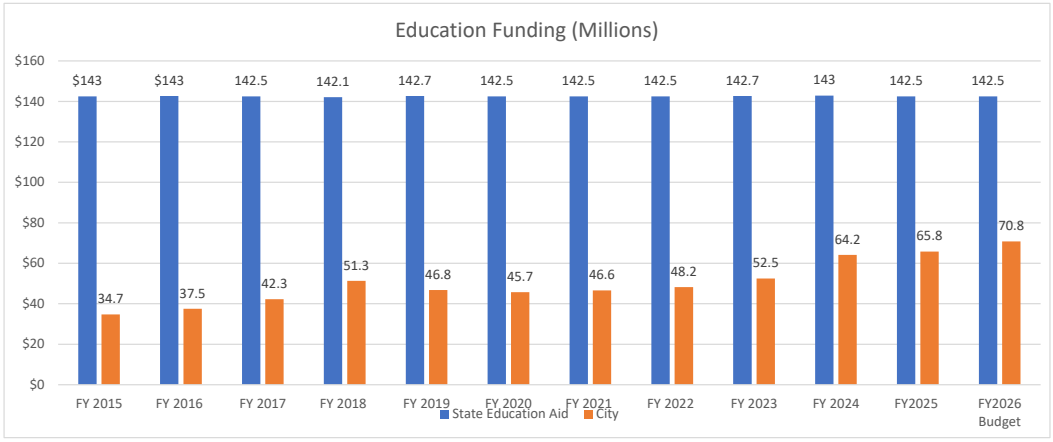
Education

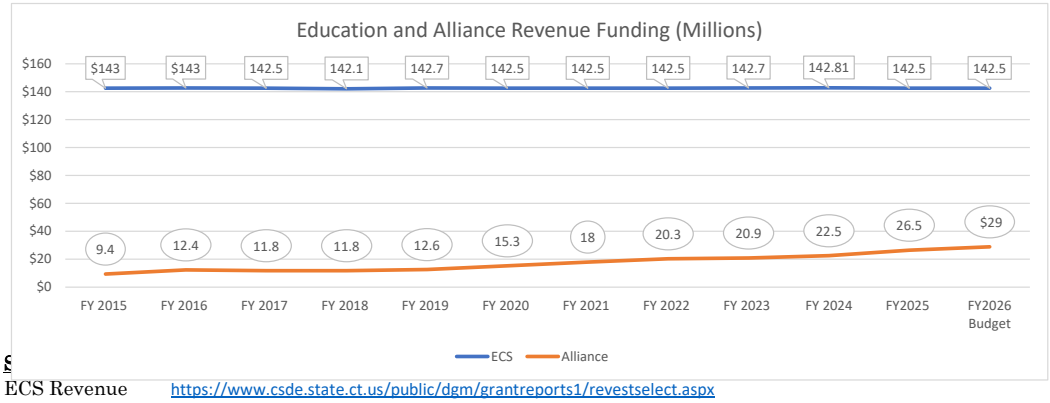
oard of Education General Fund Allocation Breakdow

Education Cost Sharing Funding

	FY 2023-24	*FY 2024-25*	*FY 2025-26 Budget*
1.ECS Entitlement	$165,306,789	$ 168,976,248	$ 168,976,248
2.Alliance Portion	$22,531,420	$ 26,500,000	$ 28,890,000
3. 2024-25 Education Diversity Portion of Alliance Grant	$265,844	$ -	$ -
4. Two Percent Compensatory Education Portion	$0	$ -	$ -
5. Sub-Total Local ECS (General Fund)	***$142,509,525***	***$142,476,248***	***$140,086,248***
6.ECS Prior Year Adjustment	-$4,592	$ -	$ -
7.Excess Costs Grant Prior Year Adjustment	$306,839	$ -	$ -
7.ECS Revenue (Item 4 + Item 5 + Item 6)	**$142,811,772**	**$142,476,248**	**$140,086,248**

**State Statute 10-262u that any increase in Education Cost Sharing must be appllied to the alliance portion of education cost sharing





ECS Revenue https://www.csde.state.ct.us/public/dgm/grantreports1/revestselect.aspx

Alliance Page https://portal.ct.gov/SDE/Alliance-Districts/Alliance-and-Opportunity-Districts

NEW HAVEN PUBLIC SCHOOLS

FINANCIAL REPORTS

Period Ending December 31, 2025

New Haven Board of Education
Finance & Operations Committee Meeting
January 20, 2026

NEW HAVEN PUBLIC SCHOOLS' PATH TO EXCELLENCE

Strategic Operating Plan - 2024-2029

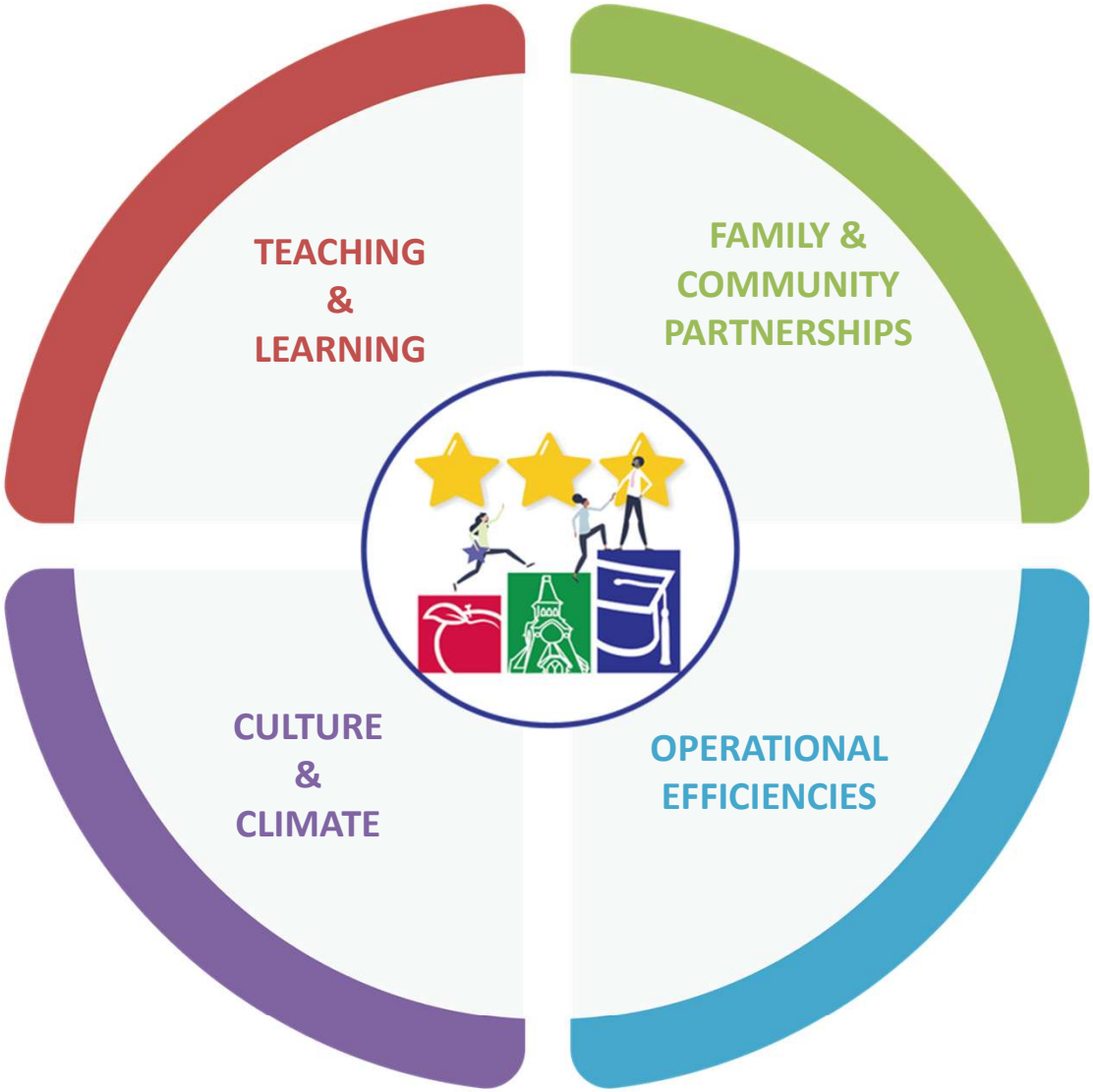
NEW HAVEN PUBLIC SCHOOLS

MISSION

In partnership with families and community, New Haven Public Schools empowers every student to thrive in a safe, inclusive, and supportive environment that embraces and cultivates our vibrant cultural diversity. Together, we nurture critical thinkers and lifelong learners who are prepared for success.

VISION

Our vision is to be a district of excellence that inspires, empowers and equips every student to flourish in and contribute to a changing world.



CORE VALUES

- **Equitable Opportunities**
- **High Expectations**
- **Collaboration & Partnerships**
- **Continuous Improvement**
- **Systemic Accountability**

Together, Striving Towards the Next Chapter of Excellence

What is included in this report

NEW HAVEN PUBLIC SCHOOLS

- Monthly Financial Report General Funds as of December 31, 2025

- Monthly Financial Report Special Funds as of December 31, 2025

Summary of Expenses

NEW HAVEN PUBLIC SCHOOLS

- Total expenditures through 12/31/25 are $97.2 M
- General Fund expenditures incurred through 12/31/25 are $73.3M
- Special Fund expenditures incurred through 12/31/25 are $23.9M

NEW HAVEN PUBLIC SCHOOLS

Financial Report
General Fund
December 31, 2025

General Fund Report

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial & EOY Forecast Report (Unaudited) as of December 31, 2025

	FY2026 Adjusted Budget (A)	MONTHLY YTD Actuals (B)	*YTD %*	MONTHLY Encumbrances (C)	Available (A-B+C)	Full-Year Expenditure Forecast (F)	Full Year Variance (A-F)
Salaries							
Teacher Full-Time	$81,428,641	($35,582,074)	*43.70%*	$0	$45,846,567	82,932,908	(1,504,267)
Admin & Management Full-Time	18,993,069	(9,557,483)	*50.32%*	0	9,435,586	20,029,606	(1,036,537)
Paraprofessionals	3,463,116	(1,786,302)	*51.58%*	0	1,676,814	3,555,993	(92,877)
Support Staff Full-Time	11,518,689	(6,108,156)	*53.03%*	0	5,410,533	13,013,551	(1,494,862)
Part Time & Seasonal	2,935,227	(940,868)	*32.05%*	(178,918)	1,815,440	2,053,206	882,021
Substitutes	1,130,000	(1,061,794)	*93.96%*	0	68,206	2,905,349	(1,775,349)
Overtime, Benefits, Other	3,554,650	(1,665,406)	*46.85%*	(143,719)	1,745,525	4,261,516	(761,016)
Total Salaries and Benefits	**$123,023,392**	**($56,702,083)**	***46.09%***	**($322,637)**	**$65,998,672**	**128,752,128**	**($5,782,886)**
Supplies and Services							
Instructional Supplies	$3,089,682	($1,384,600)	*44.81%*	($774,974)	$930,108	2,764,185	325,497
Tuition	27,360,458	(2,345,711)	*8.57%*	(34,180,545)	(9,165,798)	26,217,401	1,143,057
Utilities	10,596,000	(2,878,385)	*27.16%*	(7,150,000)	567,616	8,328,408	2,197,592
Transportation	30,095,089	(4,646,072)	*15.44%*	(32,069,722)	(6,620,705)	37,862,287	(7,799,698)
Maintenance, Property, Custodial	2,475,309	(407,041)	*16.44%*	(1,745,185)	323,084	1,934,264	584,945
Other Contractual Services	16,623,854	(4,930,605)	*29.66%*	(10,543,639)	1,149,610	16,250,301	486,303
Total Supplies and Services	**$90,240,392**	**($16,592,414)**	***18.39%***	**($86,464,064)**	**($12,816,085)**	**$93,356,847**	**($3,062,305)**
General Fund Totals	**$213,263,784**	**($73,294,497)**	***34.37%***	**($86,786,701)**	**$53,182,586**	**$ 222,108,975**	**($8,845,191)**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - December 31, 2025

YTD by Period	Account Description	Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Teachers Full-Time	Teachers	**$81,428,641**	**$35,582,074**	**$7,993,136**	**$0**	**$45,846,567**	**43.70**
Admin & Management Full-Time	Salaries	1,217,605	567,896	91,790	0	649,709	46.64
	Directors Salaries	1,090,645	346,689	54,287	0	743,956	31.79
	Supervisor	2,541,537	1,448,769	240,653	0	1,092,768	57.00
	Department Heads/Principals/Aps	12,022,482	5,856,454	1,037,678	0	6,166,028	48.71
	Management	2,120,800	1,337,674	184,377	0	783,126	63.07
	Sub-Total	**$18,993,069**	**$9,557,483**	**$1,608,785**	**$0**	**$9,435,586**	**50.32**
Paraprofessionals	ParaProfessionals	3,463,116	1,786,302	401,273	0	1,676,814	51.58
Support Staff Full-Time	Wages Temporary	388,810	229,854	54,548	-	158,956	59.12
	Custodians	4,724,636	2,354,977	387,175	0	2,369,659	49.84
	Building Repairs	817,430	414,456	68,528	0	402,974	50.70
	Clerical	2,758,875	1,411,007	243,692	0	1,347,868	51.14
	Security	2,726,425	1,668,816	263,932	0	1,057,609	61.21
	Truck Drivers	102,513	29,046	4,685	0	73,467	28.33
	Sub-Total	**$11,518,689**	**$6,108,156**	**$1,022,559**	**$0**	**$5,410,533**	**53.03**
Part Time & Seasonal	Coaches	650,000	189,205	205,758	0	460,795	29.11
	Other Personnel	180,000	64,199	17,336	178,918	(63,118)	0.00
	Part-Time Payroll	1,921,307	664,909	129,003	0	1,256,398	34.61
	Seasonal	93,920	24,155	0	0	69,765	25.72
	Teachers Stipend	90,000	(1,600)	0	0	91,600	(1.78)
	Sub-Total	**$2,935,227**	**$940,868**	**$352,098**	**$178,918**	**$1,815,440**	**38.15**
Substitutes	Substitutes	**$ 1,130,000**	**$ 1,061,794**	**$ 326,127**	**$ -**	**$ 68,206**	**$ 94**
Overtime, Benefits, Other	Overtime	627,825	616,265	112,254	0	11,560	98.16
	Longevity	277,175	815	527	0	276,360	0.29
	Custodial Overtime	575,500	794,199	110,800	0	(218,699)	138.00
	Retirement	1,600,000	243,399	26,404	143,361	1,213,240	24.17
	Employment Comp	420,000	32	9	0	419,969	0.01
	Professional Meetings*	54,150	10,697	9,294	358	43,095	20.41
	Sub-Total	**$3,554,650**	**$1,665,406**	**$259,288**	**$143,719**	**$1,745,525**	**50.89**
	Salaries Sub-Total	**$123,023,392**	**$56,702,083**	**$11,963,265**	**$322,637**	**$65,998,672**	**46.35**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - December 31, 2025

YTD by Period	Account Description	Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Instructional Supplies	Equipment	308,404	50,206	1,536	53,081	205,117	33.49
	Computer Equipment	84,453	30,174	2,700	47,977	6,302	92.54
	Software	9,841	968	0	997	7,876	0.00
	Furniture	78,168	12,306	211	3,382	62,479	20.07
	Testing Materials	28,500	0	0	21,240	7,260	74.53
	Education Supplies Inventory	294,447	171,796	3,429	79,811	42,840	85.45
	General/Office Supplies	1,265,365	520,233	15,614	387,162	357,970	71.71
	Textbooks	563,918	418,188	32,242	79,167	66,564	88.20
	Library Books	107,765	4,524	0	31,506	71,735	33.43
	Registrations, Dues & Subscrip.	144,785	133,373	19,035	8,483	2,929	97.98
	Student Activities	84,500	41,503	320	7,090	35,906	57.51
	Graduation	51,536	0	0	26,008	25,528	50.47
	Emergency Medical	68,000	1,329	0	29,069	37,602	44.70
	Sub-Total	**$3,089,682**	**$1,384,600**	**$75,088**	**$774,974**	**$930,108**	**69.90**
Tuition	Tuition	27,360,458	2,345,711	4,305	34,180,545	(9,165,798)	133.50
Utilities	Natural Gas	2,141,500	336,207	0	1,711,293	94,000	95.61
	Electricity	6,979,500	1,943,542	119,914	4,716,034	319,924	95.42
	Water	395,000	153,837	0	236,163	5,000	98.73
	Telephone	620,000	279,151	68,741	310,995	29,853	95.18
	Telecommunications/Internet	70,000	23,495	0	0	46,505	33.56
	Sewer Usage	320,000	142,152	0	175,514	2,334	99.27
	Gas & Oil	70,000	0	0	0	70,000	0.00
	Sub-Total	**$10,596,000**	**$2,878,385**	**$188,654**	**$7,150,000**	**$567,616**	**94.64**
Transportation	Milage	572,900	148,834	22,522	489,605	(65,539)	111.44
	Business Travel	32,500	5,032	0	0	27,468	15.48
	Transportation	18,185,898	2,343,823	28,043	18,115,667	(2,273,592)	112.50
	Special Education Transportation	5,273,895	766,166	31,290	4,132,264	375,465	92.88
	Transportation Techincal Schools	452,000	74,409	0	698,591	(321,000)	171.02
	Transit Bus Passes	102,375	86,096	0	44,995	(28,715)	128.05
	Field Trips	230,724	11,562	3,183	69,920	149,242	35.32
	InterDistrict Transportation	1,333,680	427,389	0	4,172,611	(3,266,320)	344.91
	Outplacment Transportation	3,705,000	718,927	14,602	3,738,075	(752,002)	120.30
	Field Trips (Non-Public)	206,117	63,834	15,191	607,994	(465,711)	325.94
	Sub-Total	**$30,095,089**	**$4,646,072**	**$114,831**	**$32,069,722**	**($6,620,705)**	**122.00**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - December 31, 2025

YTD by Period	Account Description	Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Maintenance, Property, Custodial	School Security	7,000	1,456	0	0	5,544	20.79
	Building & Grounds Maint. Supp.	100,000	35,949	1,312	25,198	38,853	61.15
	Custodial Supplies	573,000	86,732	0	312,900	173,368	69.74
	Light Bulbs	30,000	18,507	2,738	8,522	2,970	90.10
	Uniforms	26,100	2,758	0	4,303	19,039	27.05
	Moving Expenses	50,000	69,677	0	19,612	(39,289)	178.58
	Cleaning	18,000	6,000	0	10,000	2,000	88.89
	Repairs & Maintenance	92,209	32,935	0	415	58,859	36.17
	Building Maintenance	475,000	14,702	580	231,284	229,014	51.79
	Rental	95,000	0	0	0	95,000	0.00
	Rental of Equipment	29,000	7,313	608	17,687	4,000	86.21
	Maintenance Agreement Services	895,000	105,203	550	1,071,931	(282,134)	131.52
	Vehicle Repairs	85,000	25,809	0	43,332	15,858	81.34
	Sub-Total	**$2,475,309**	**$407,041**	**$5,788**	**$1,745,185**	**$323,084**	**86.95**
Other Contractual Services	Other Contractual Services *	4,733,612	1,935,837	13,169	2,942,373	(144,597)	103.05
	**** Special Education (494)***	1,142,340	465,370	0	0	676,970	40.74
	****Facilities(474)***	8,625,558	1,820,032	12,753	6,774,447	31,079	99.64
	****IT(472)***	874,344	445,872	125,813	426,429	2,043	99.77
	Legal Services	615,000	176,448	176,448	343,552	95,000	84.55
	Other Purchased Services	32,500	0	0	0	32,500	0.00
	Postage & Freight	150,500	87,047	0	56,838	6,616	95.60
	Claims	450,000	0	0	0	450,000	0.00
	Sub-Total	**$16,623,854**	**$4,930,605**	**$328,183**	**$10,543,639**	**$1,149,610**	**93.08**
	Supplies & Services Sub-Total	**$90,240,392**	**$16,592,414**	**$716,849**	**$86,464,064**	**($12,816,085)**	**114.20**
	Combined Total	**$213,263,784**	**$73,294,497**	**$12,680,114**	**$86,786,701**	**$53,182,586**	**75.06**

**** Breakout of Other Contractual Services by Department***

Reporting For Information Purposes Only - MTD Actuals for the Month referenced above.

NEW HAVEN PUBLIC SCHOOLS

Preliminary Financial Report
December 31, 2025

Monthly Financial Report – Grants

NEW HAVEN PUBLIC SCHOOLS

2025-26 GRANT FUNDED EXPENDITURES BY CATEGORY

	Budget	YTD Actuals	Encumbered	Available	
Full Time Salaries	44,985,700	12,651,885	0	32,333,815	
Employee Benefits	6,410,552	2,547,171	0	3,863,381	
Part Time Personnel	7,434,012	3,007,554	0	4,426,458	
Travel/Mileage	247,849	107,490	10,328	130,031	
Equipment/Technology	2,624,791	652,897	80,951	1,890,943	
Materials/Supplies	2,776,493	569,233	266,309	1,940,951	
Purchased Property Services	762,746	442,585	327,422	-7,261	
Other Professional/Technical	10,751,748	2,709,998	5,395,172	2,646,578	
Transportation/Field Trips	976,578.00	85,158.81	10,165	881,254.66	
Other Purchased Services	1,332,204	413,555	134,939	783,711	
Parent Activities	167,271	13,566	9,987	143,718	
Fixed Costs	1,478,927	696,124	0	782,803	
Fees/Misc Expenses/Student Activities					
Grand Total	**$ 79,948,870**	**$ 23,897,216**	**$ 6,235,273**	**$ 49,816,381**	29.89%

Summary of Grants Revenue

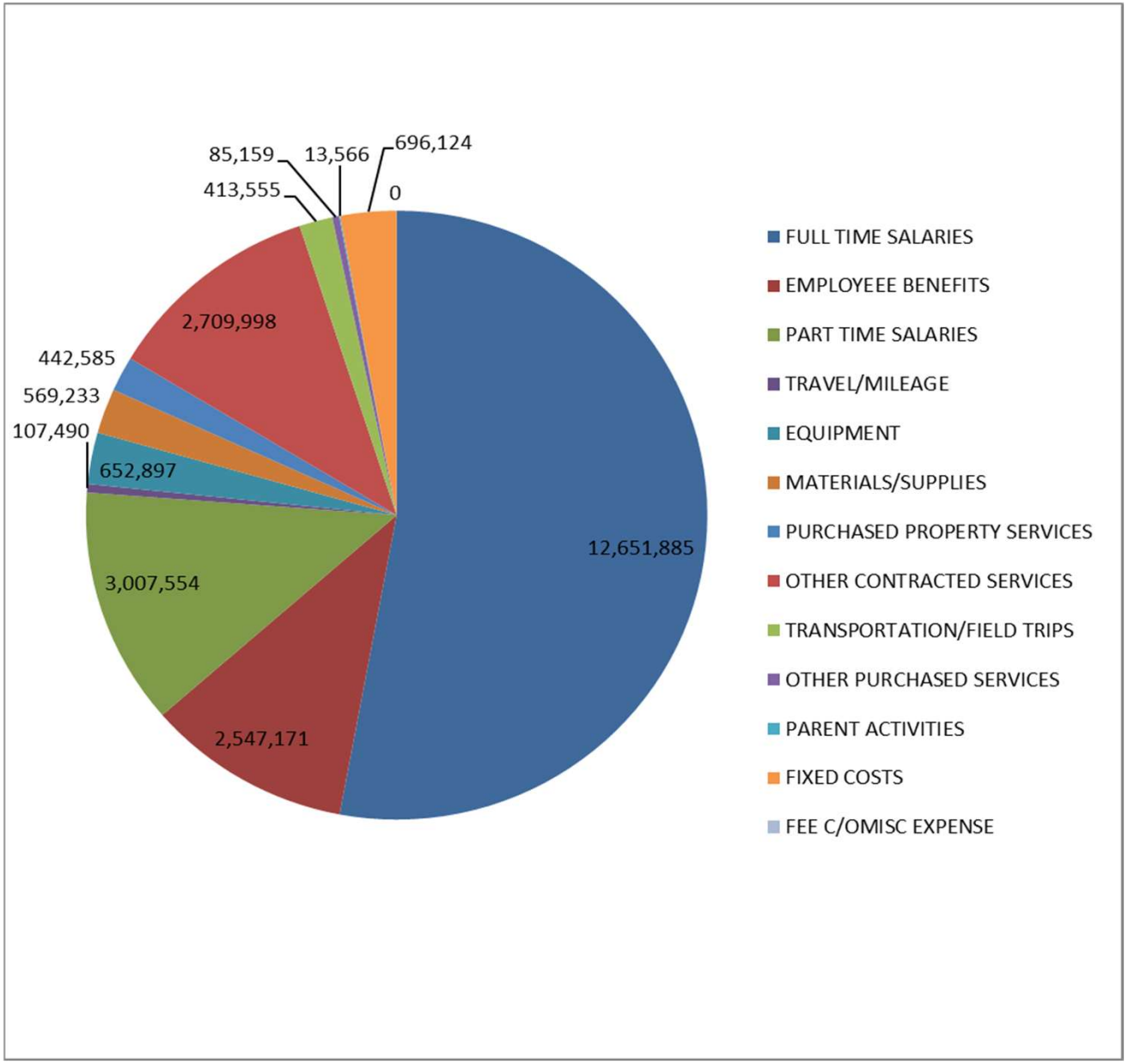
NEW HAVEN PUBLIC SCHOOLS

Count	Common Titles	A FY 2024-25 Funding	B Carryover Funding	C Received FY2025-26 Funding	D Pending Approvals	E Total Anticipated New Funding	F Total Available Funds for 2025-26	G YOY $ Change in New Funds	H YOY % Change
1	Law Education/School Security	$335,951	$335,951	$0	$0	$0	$335,951	($335,951)	0.0%
2	Impact Aid	$42,431	$0	$0	$0	$0	$0	($42,431)	-100.0%
3	Youth Service Prevention	$51,195	$0	$75,000	$0	$75,000	$75,000	$23,805	46.5%
4	Adult Education/Homeless	$3,635,181	$155	$3,105,450	$0	$3,105,450	$3,105,605	($529,731)	-14.6%
5	IDEA	$9,391,497	$737,953	$7,148,894	$0	$7,148,894	$7,886,847	($2,242,603)	-23.9%
6	Perkins	$633,007	$0	$0	$645,877	$645,877	$645,877	$12,870	2.0%
7	Title II A/Student Support	$3,087,890	$1,392,546	$908,237	$1,068,244	$1,976,481	$3,369,027	($1,111,409)	-36.0%
8	School Based Health/Parenting	$1,344,594	$0	$1,375,736	$0	$1,375,736	$1,375,736	$31,142	2.3%
9	Federal Magnet Grant	$3,007,048	$2,096,045	$2,965,506	$0	$2,965,506	$5,061,551	($41,542)	-1.4%
10	State Bilingual/Title III/Immigrant	$1,209,637	$298,615	$356,762	$563,586	$920,348	$1,218,963	($289,289)	-23.9%
11	School Readiness/Family Resourc	$11,537,253	$353,020	$445,452	$0	$445,452	$798,472	($11,091,801)	-96.1%
12	Private Foundation	$696,649	$103,517	$345,500	$0	$345,500	$449,017	($351,149)	-50.4%
13	Title I/SIG	$15,656,500	$2,089,659	$14,466,661	$0	$14,466,661	$16,556,320	($1,189,839)	-7.6%
14	Head Start - Federal	$6,949,696	$0	$5,837,376	$0	$5,837,376	$5,837,376	($1,112,320)	-16.0%
15	Medicaid Reimbursement	$271,653	$0	$194,456	$0	$194,456	$194,456	($77,197)	-28.4%
16	Manufacturing Pathways	$1,757,441	$247,601	$0	$0	$0	$247,601	($1,757,441)	0.0%
17	Alliance/Comm Network/Low Performing	$27,718,431	$508,354	$28,382,101	$0	$28,382,101	$28,890,455	$663,670	2.4%
18	State Misc Education Grants	$203,571	$0	$0	$0	$0	$0	($203,571)	-100.0%
19	Open Choice	$257,328	$0	$0	$0	$0	$0	($257,328)	-100.0%
20	Head Start - EARLY START (state)	$130,759	$0	$700,759	$0	$700,759	$700,759	$570,000	435.9%
21	Priority/21st Century	$5,412,049	$10,820	$5,182,739	$1	$5,182,740	$5,193,560	($229,309)	-4.2%
22	Jobs for CT Youth	$16,750	$0	$0	$0	$0	$0	($16,750)	-100.0%
23	ARPA After School	$1,684,998	$284,006	$0	$0	$0	$284,006	($1,684,998)	-100.0%
24	ESSER II	$0	$0	$0	$0	$0	$0	$0	#DIV/0!
25	ARP ESSER	$11,377,765	$0	$0	$0	$0	$0	($11,377,765)	0.0%
26	ARP ESSER Special Education	$0	$0	$0	$0	$0	$0	$0	0.0%
27	ARP ESSER Homeless Youth	$137,291	$0	$0	$0	$0	$0	($137,291)	0.0%
28	ARP ESSER SPPT	$817,641	$0	$0	$0	$0	$0	($817,641)	0.0%
		$107,364,206	$8,458,241	$71,490,630	$2,277,708	$73,768,338	$82,226,579	($33,595,869)	-31.3%

Monthly Financial Report – Grants

NEW HAVEN PUBLIC SCHOOLS

2025-26 GRANT FUNDED EXPENDITURES BY CATEGORY



Questions

NEW HAVEN PUBLIC SCHOOLS

BOARD OF EDUCATION FOOD AND NUTRITION FUND

	Actual FY 2018-19	Actual FY 2019-20	Actual FY 2020-21	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Actual FY 2024-25	YTD FY 2025-26
EXPENDITURES								
FOOD AND NUTRITION PROGRAM	$15,101,300	$12,879,047	$9,004,761	$13,916,209	$16,729,826	$16,593,425	$17,247,477	$9,110,391
HEALTHY KIDS PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0
CHAMPS PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0
CHAMPS PROGRAM CARRYOVER	$0	$0	$0	$0	$0	$0	$0	$0
AMAZON BREAKFAST2018-NO KID HU	$8,163	$0	$0	$0	$0	$0	$0	$0
FOOD SERVICE NO KID HUNGRY GRA	$0	$0	$18,894	$0	$0	$0	$0	$0
NSLP EQUIPMENT ASSISTANCE FOOD	$0	$0	$0	$0	$0	$0	$0	$0
SCHOOL MEALS EMERGENCY OPERATIONS	$0	$0	$0	$1,459,991	$0	$0	$0	$0
NATIONAL SUPPLY CHAIN	$0	$0	$0	$359,811	$486,253	$0	$0	$0
TOTAL EXPENDITURES	**$15,109,462**	**$12,879,047**	**$9,023,656**	**$15,736,010**	**$17,216,079**	**$16,593,425**	**$17,247,477**	**$9,110,391**
REVENUES	$0	$0	$0	$0	$0	$0	$0	$0
FOOD AND NUTRITION PROGRAM	$15,133,775	$12,287,016	$7,264,704	$16,321,893	$17,272,399	$16,429,509	$17,239,989	$17,306,000
CITY/BOE GENERAL FUND	$0	$300,000	$1,787,365	($500,000)	$0	$0	$0	$0
HEALTHY KIDS PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0
CHAMPS PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0
CHAMPS PROGRAM CARRYOVER	$0	$0	$0	$0	$0	$0	$0	$0
AMAZON BREAKFAST2018-NO KID HU	$0	$0	$0	$0	$0	$0	$0	$0
FOOD SERVICE NO KID HUNGRY GRA	$0	$0	$25,000	$0	$0	$0	$0	$0
NSLP EQUIPMENT ASSISTANCE FOOD	$0	$0	$0	$0	$0	$0	$0	$0
SCHOOL MEALS EMERGENCY OPERATIONS	$0	$0	$0	$1,459,991	$0	$0	$0	$0
NATIONAL SUPPLY CHAIN	$0	$0	$0	$359,811	$486,253	$0	$0	$0
TOTAL REVENUES	**$15,133,775**	**$12,587,016**	**$9,077,069**	**$17,641,695**	**$17,758,652**	**$16,429,509**	**$17,239,989**	**$17,306,000**
EXP. VS REV. OPERATING RESULT SURPLUS /(DEFICIT)	$24,313	($292,031)	$53,414	$1,905,684	$542,573	($163,916)	($7,488)	$8,195,609
TRANSFERS IN/ OUT	$0	$0	$0	($900,000)	$0	$0		$0
AUDITOR ADJUSTMENT	$0	$0	$0	$0	$0	$0		$0
NET [OPERATING RESULTS + TRANSFERS] SURPLUS /(DEFICIT)	**$24,313**	**($292,031)**	**$53,414**	**$1,005,684**	**$542,573**	**($163,916)**	**($7,488)**	**$8,195,609**

Personnel & Vacancy Summaries

SUMMARY OF PERSONNEL
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025
FULL TIME PERSONNEL

EFF DATE	FUND	AGENCY	POS #	JOB TITLE	LAST NAME	FIRST NAME	SALARY	COMMENTS
12/1/2025	GF	Parks	1272	Public Space Code Enforcement Officer	DeJesus	Milton	57,327.00	
12/1/2025	GF	CAO, HR	24002	Human Resources Associate	Hildalgo	Emily	56,600.00	
12/1/2025	GF	City Plan	9956	Senior Project Manager	Cecunjanin	Fatime	90,732.00	
12/15/2025	GF	Public Works		Mechanic B	Abramczyk, III	Leon	72,453.60	
12/1/2025	SF	ECONOMIC DEVELOPMENT	272400030	Small Business Counselor	Raft	Nova	103,289.00	
12/17/2025	GF	Fire	1730	Firefighter Trainee/Probationary	Carroll	Brendan	46,267.00	
12/17/2025	GF	Fire	2100	Firefighter Trainee/Probationary	Dolan	Christopher	46,267.00	
12/17/2025	GF	Fire	2310	Firefighter Trainee/Probationary	Gagne	Andrew	46,267.00	
12/17/2025	GF	Fire	2320	Firefighter Trainee/Probationary	Grey	Javon	46,267.00	
12/17/2025	GF	Fire	2550	Firefighter Trainee/Probationary	Jooss	Brendan	46,267.00	
12/17/2025	GF	Fire	2590	Firefighter Trainee/Probationary	Jooss	Brian	46,267.00	
12/17/2025	GF	Fire	2830	Firefighter Trainee/Probationary	Massaro	Dario	46,267.00	
12/17/2025	GF	Fire	2870	Firefighter Trainee/Probationary	Murray	Brendan	46,267.00	
12/17/2025	GF	Fire	3320	Firefighter Trainee/Probationary	Oliwa	Christopher	46,267.00	
12/17/2025	GF	Fire	3350	Firefighter Trainee/Probationary	Orfini	Vincent	46,267.00	
12/17/2025	GF	Fire	3480	Firefighter Trainee/Probationary	Ortiz	Joel	46,267.00	
12/17/2025	GF	Fire	3500	Firefighter Trainee/Probationary	Robles	Elijah	$46,267.00	
12/17/2025	GF	Fire	3550	Firefighter Trainee/Probationary	Russell	Grant	$46,267.00	
12/17/2025	GF	Fire	3580	Firefighter Trainee/Probationary	Shettleworth	John	$46,267.00	
12/17/2025	GF	Fire	3600	Firefighter Trainee/Probationary	Simons	Michael	$46,267.00	
12/17/2025	GF	Fire	3640	Firefighter Trainee/Probationary	Wade	Bryce	$46,267.00	
12/22/2025	GF	Public Works	25002	Equipment Operator I	Allen	Phillip	$65,563.20	
12/22/2025	GF	Public Works	1370	Refuse Laborer	Wilkerson	Rodney	$67,860.00	
12/30/2025	GF	Fire	630	Battalion Chief	Ferguson	Matthew	$113,229.00	
12/30/2025	GF	Fire	650	Battalion Chief	Sheiffele	Patrick	$113,229.00	
12/30/2025	GF	Fire	660	Battalion Chief	Vetre	Wayne	$113,229.00	
12/30/2025	GF	Fire	800	Fire Captain	Cordero	Christian	$106,131.00	
12/30/2025	GF	Fire	860	Fire Captain	D'Addario	Anthony	$106,131.00	
12/30/2025	GF	Fire	870	Fire Captain	Grant	Patrick	$106,131.00	
12/30/2025	GF	Fire	930	Fire Captain	Riggott	William	$106,131.00	
11/13/2025	GF	Police Dept	3840	Police Officer	Hallstrom	Eric	$90,406.00	
11/25/2025	GF	Police Dept	9956	Crime Analyst Supervisor	Kenealy	Alexandra	$90,732.00	

PART-TIME PERSONNEL

EFF DATE	FUND	AGENCY	POS #	JOB TITLE	LAST NAME	FIRST NAME	SALARY/HR RATE	COMMENTS
12/23/2025	GF	Parks	PT25003	Outdoor Adventure Program Specialist	Bresky	Christopher	$33.00	up to 40 hrs per week, not to exceed 120 days
12/15/2025	SF	Finance, Tax Office		Collections Service Representative PT	Perez	Lourdes	$21.50	up to 40 hrs per week, not to exceed 120 days
12/1/2025	SF	Livable Cities Initative		Student Intern	Lian	James	$17.60	up to 40 hrs per week, not to exceed 120 days
12/22/2025	GF	Fair Rent	PT25001	Data Control Clerk Part Time	Boone	Juan	$28.15	up to 40 hrs per week, not to exceed 120 days
12/22/2025	GF	Transportation Traffic & Parking		Crossing/Safety Guard	Shabazz	Sharif	$18.00	up to 40 hrs per week, not to exceed 120 days
12/22/2025	GF	Transportation Traffic & Parking		Crossing/Safety Guard	Nuguse	Alem	$18.00	up to 40 hrs per week, not to exceed 120 days
12/15/2025	GF	Office of Policy, Management & Grants		Student Intern	Juleau	Naomi	$17.85	up to 40 hrs per week, not to exceed 120 days
12/15/2025		CEO		Unpaid Student Intern	Obregon	Madison		up to 40 hrs per week, not to exceed 120 days

VACANCY REPORT

MONTH ENDING; December 2025

Agency No	Agency Name	Position Title	Current YR Salary	FTE
111	Legislative Services	Legislative Transcriber	81,907	FT
131	Mayors Office	Deputy Chief Of Staff	95,000	FT
132	Chief Administrative Office	Deputy Dir Emergency Mgmt./Operations	113,929	FT
132	Chief Administrative Office	Ex Administrative Assistant to HR	67,980	FT
133	Corporation Counsel	BOE Labor and Employment Staff Attorney	124,806	FT
133	Corporation Counsel	Labor Relations Staff Attorney	124,806	FT
133	Corporation Counsel	Labor Relations Staff Attorney	124,806	FT
137	Finance	Chief Auditor	117,347	FT
137	Finance	Project Leader	79,637	FT
137	Finance	Personal Computer Support Tech	64,996	FT
137	Finance	PT Accounts Payable Auditor II	36,400	FT
137	Finance	Procurement Analyst	84,538	FT
137	Finance	PT Accounts Payable Auditor II	36,400	PT
139	Office of Assessment	Deputy Assessor	107,154	FT
144	Office Of Policy Management And Grants	Accounting Audit Coordinator	80,383	FT
144	Office Of Policy Management And Grants	Junior Accountant	90,234	FT
144	Office Of Policy Management And Grants	Treasury & Investment Analyst	65,803	FT
152	Library	Librarian II	62,649	FT
161	City Clerk	Elections/Land Records Specialist	54,765	FT
162	Registrar of Voters	Voters Clerk	46,350	FT
163	Parks Department	Tree Trimmer II	61,404	FT
163	Parks Department	Tree Trimmer II	61,404	FT
163	Parks Department	Caretaker	55,426	FT
163	Parks Department	Caretaker	55,426	FT
163	Parks Department	PT/Seasonal Community Program	90,000	FT
163	Parks Department	Field Technician	63,009	FT
163	Parks Department	Field Technician	63,009	FT
163	Parks Department	Field Technician	63,009	FT
163	Parks Department	Mechanic	77,697	FT
163	Parks Department	Caretaker III	63,009	FT
163	Parks Department	Caretaker III	63,009	FT
200	Public Safety Communications	911 Op Dispatcher III	78,112	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
200	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Police Department	Account Clerk II	53,661	FT
201	Police Department	Captain	107,447	FT
201	Police Department	Captain	107,447	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Lieutenant	97,876	FT
201	Police Department	Sergeant	87,816	FT
201	Police Department	Detective	86,537	FT
201	Police Department	Detective	86,537	PT
201	Police Department	Detective	86,537	PT
201	Police Department	Detective	86,537	FT
201	Police Department	Detective	86,537	FT

VACANCY REPORT

MONTH ENDING; December 2025

Agency No	Agency Name	Position Title	Current YR Salary	FTE
201	Police Department	Detective	86,537	FT
201	Police Department	Body Worn Camera Tech Assistant	55,793	FT
201	Police Department	Supervisor of Records Administration	55,793	FT
201	Police Department	Police Records Clerk I-II	52,606	FT
201	Police Department	Police Records Clerk I-II	51,540	FT
201	Police Department	Police Records Clerk I-II	51,540	FT
201	Police Department	Police Records Clerk I-II	51,540	FT
201	Police Department	Police Records Clerk I-II	51,540	FT
201	Police Department	Police Records Clerk I-II	52,606	FT
201	Police Department	Building Attendant II	51,841	FT
202	Fire Department	Fire Marshal	127,174	FT
202	Fire Department	Fire Inspector/Investigator	91,210	FT
202	Fire Department	Special Mechanic	77,697	FT
202	Fire Department	Special Mechanic	77,697	FT
202	Fire Department	Supv Building Facilities	90,234	FT
202	Fire Department	Battalion Chief	113,299	FT
202	Fire Department	Battalion Chief	113,299	FT
202	Fire Department	Captain	106,131	FT
202	Fire Department	Lieutenant	95,558	FT
202	Fire Department	Battalion Chief	113,299	FT
202	Fire Department	Battalion Chief	113,299	FT
202	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
202	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
202	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
202	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
301	Health Department	Sanitarian/Senior Sanitarian	73,409	FT
301	Health Department	Sanitarian/Senior Sanitarian	73,409	FT
301	Health Department	Sanitarian/Senior Sanitarian	73,409	FT
301	Health Department	Sanitarian/Senior Sanitarian	70,725	FT
301	Health Department	Sanitarian/Senior Sanitarian	70,725	FT
301	Health Department	Lead Inspector	61,641	FT
301	Health Department	Program Director Nursing	123,151	FT
301	Health Department	Public Health Nurse-Clinic	87,876	FT
301	Health Department	Pediatric Nurse Practitioner	119,278	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT

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VACANCY REPORT

MONTH ENDING; December 2025

Agency No	Agency Name	Position Title	Current YR Salary	FTE
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	71,974	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	60,700	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
301	Health Department	Public Health Nurse	67,884	FT
308	Deputy Community Service Administration	Deputy Community Services Administrator	135,409	FT
309	Recreation And Youth	Executive Administrative Asst	84,538	FT
309	Recreation And Youth	P/T Volunteer Asst	10,612	PT
501	Public Works	Chief Fiscal Officer	122,856	FT
501	Public Works	Deputy Director Administration	107,226	FT
501	Public Works	Laborer or Equipment Operator I-III	72,765	FT
501	Public Works	Refuse Truck Driver	72,119	FT
501	Public Works	Refuse Laborer	67,598	FT
501	Public Works	Refuse Laborer	67,598	FT
501	Public Works	Refuse Laborer	67,598	FT
501	Public Works	Refuse Laborer	67,598	FT
501	Public Works	Refuse Laborer	67,598	FT
501	Public Works	Refuse Laborer	67,598	FT
704	Transportation, Traffic & Parking	Parking Enforcment Officer	50,482	FT
704	Transportation, Traffic & Parking	Parking Enforcement Field Supv	64,872	FT
704	Transportation, Traffic & Parking	Traffic Maint. Worker II	64,329	FT
704	Transportation, Traffic & Parking	Pt Parking Enforcement Officer	21,379	PT
704	Transportation, Traffic & Parking	Pt Parking Enforcement Officer	21,379	PT
704	Transportation, Traffic & Parking	Pt Parking Enforcement Officer	21,379	PT
705	Commission on Equal Opportunities	Administrative Assistant	51,015	FT
721	Office Of Building Inspection Enforcement	Plumbing Inspector	90,234	FT
721	Office Of Building Inspection Enforcement	Asst Building Inspector	81,907	FT
721	Office Of Building Inspection Enforcement	Asst Building Inspector	81,907	FT
721	Office Of Building Inspection Enforcement	Assistant Building & Plans Official	90,234	FT
721	Office Of Building Inspection Enforcement	Assistant Building & Plans Official	90,234	FT
721	Office Of Building Inspection Enforcement	Assistant Building & Plans Official	92,941	FT
747	Livable City Initiative	Acquisition/Disposition Coordinator	81,907	FT
747	Livable City Initiative	Administrative Assistant	52,071	FT

Total Full Time Vacancies	10,857,609	141
Total Part Time Vacancies	284,223	7
Grand Total	11,141,832	148

POLICE & FIRE SERVICES SWORN, SUPRESSION, AND NON-SUPRESSION VACA
MONTH ENDING; December 2025

NEW HAVEN POLICE SERVICES

Title	Total Budgeted	Total Filled	Total Vacant
Police Chief	1	1	0
Assistant Chiefs	3	3	0
Assistant Chiefs ($1.00)	1	0	1
Police Captain	3	3	0
Police Captain ($1.00 Positions)	0	0	0
Police Lieutenant	18	16	2
Police Sargent	48	46	0
Police Detective	54	52	5
Police Officer	266	213	53
Police Officer ($1.00)	22	9	22
Total	**416**	**343**	**83**

NEW HAVEN FIRE SERVICES SUPRESSION

Title	Total Budgeted	Total Filled	Total Vacant
Fire Chief	1	1	0
Asst Chief Administration	1	0	1
Asst Chief Operations	1	1	0
Deputy Chief	4	4	0
Battalion Chief	8	6	2
Captain	28	23	5
Lieutenant	41	40	1
Fire Fighter / Paramedic / Lateral	236	173	63
Total	**320**	**248**	**72**

NEW HAVEN FIRE SERVICES NON-SUPRESSION

Title	Total Budgeted	Total Filled	Total Vacant
Director of Training	1	1	0
Drillmaster	1	1	0
Assistant Drillmaster	3	3	0
Assistant Drillmaster $1.00	2	0	2
Fire Marshal	1	0	1
Deputy Fire Marshal	1	1	0
Fire Investigator Supv	1	0	1
Fire Inspector/Investigator	6	6	0
Life Safety Comp Ofcr	1	1	0
Public Assembly Inspector	1	1	0
Supv Building Facilities	1	0	1
Fire Prop & Equip Tech	2	1	1
Lead Mechanic Fire	1	1	0
Special Mechanic	3	2	1
Supervisor of EMS	1	1	0
Management and Policy Analyst	1	1	0
Executive Administrative Assist	1	1	0
Administrative Assistant	2	2	0
Total	**30**	**23**	**7**

Other Funds, Debt & Investments

SUMMARY OF INVESTMENTS
FISCAL YEAR 2025-2026
December

GENERAL FUND INVESTMENTS

Fund Type	Date	Term/ Days	Bank	Rate	Type	Principal Amount	Interest Amount
GENERAL	Dec	Daily	CITIZENS	2.90%	MMA	8,555,627.12	15,054.20
GENERAL	Dec	Daily	WEBSTER	1.60%	MMA	641,964.24	863.35
CAPITAL	Dec	Daily	DREYFUS	3.69%	MMA	93,306,447.48	297,210.94
GENERAL	Dec	Daily	TD BANK	3.25%	MMA	14,257,449.99	34,641.00
CWF	Dec	Daily	TD BANK	3.25%	MMA	275,000.07	527.82
GENERAL-TR	Dec	Daily	TD BANK	3.25%	MMA	2,120,903.74	2,421.89
GENERAL-WC	Dec	Daily	TD BANK	0.00%	MMA	15,349.87	0.00
GENERAL	Dec	Daily	M AND T Bank	0.10%	MMA	39,466.04	3.35
GENERAL-SC	Dec	Daily	STIF	3.86%	MMA	204.93	0.63
GENERAL	Dec	Daily	STIF	3.86%	MMA	11,093,563.25	85,118.99
		Total General Fund Interest Earned					**435,842.17**

SPECIAL FUND INVESTMENTS

Fund Type	Date	Term/ Days	Bank	Rate	Type	Principal Amount	Interest Amount
SPECIAL FUNDS	Dec	Daily	TD BANK	3.25%	MMA	4,625,519.01	11,083.24
		Total Special Fund Interest Earned					**11,083.24**

SUMMARY OF OUTSTANDING DEBT
FISCAL YEAR 2025-2026
December

	Bonds Outstanding as of 6/30/25	Principal Retired 7/1-11/30/25	Principal Retired in December 2025	FY2026 G.O. Bonds and QZAB Bonds	Principal Defeased	Outstanding Balance December 30, 2025
General Obligation						
City	390,753,372.59	24,480,888.63	-			366,272,483.96
Education	191,211,627.42	15,829,111.37	-			175,382,516.05
Outstanding Balance December 30, 2025						**541,655,000.01**

Includes: General Obligation and Qualified Zone Academy Bonds

CWF bonds are no longer is City's name.
As of 7/1/07, CWF debt became a cost sharing agreement.

FY 2024-2025 CAPITAL PROJECT REPORT
MONTH ENDING; December 2025

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$2,304,861	$0	$1,742,925	561,937
FINANCE/TECHNOLOGY	SOFTWARE LICENSING UPGRADES	$100,000	$73,871	$0	$74,091	(220)
FINANCE/TECHNOLOGY	NETWORK UPGRADES	$100,000	$50,753	$0	$18,028	32,725
FINANCE/TECHNOLOGY	INFORMATION & TECHNOLOGY INITI	$2,975,000	$1,511,718	$0	$755,282	756,436
FINANCE/TECHNOLOGY	POLICE TECHNOLOGY	$100,000	$5,952	$0	$5,918	34
FINANCE/TECHNOLOGY	FIRE TECHNOLOGY	$100,000	$18,635	$0	$14,982	3,653
FINANCE/TECHNOLOGY	CITY WIDE DIGITIZATION	$500,000	$14,723	$0	$14,723	0
FINANCE/TECHNOLOGY	TECHNOLOGY/COMM UNICATIONS-LIBR	$400,000	$264,870	$0	$11,218	253,652
FINANCE/TECHNOLOGY	TTP COMMUNICATIONS/I T EQUIPMEN	$50,000	$44,775	$0	$39,532	5,243
PUBLIC LIBRARY	LIBRARY IMPROVEMENTS	$300,000	$70,189	$0	$71,135	(946)
POLICE SERVICES	EQUIPMENT	$1,400,000	$1,329,550	$0	$320,702	1,008,847
POLICE SERVICES	POLICE FACILITY RENOVATINS	$500,000	$493,232	$0	$0	493,232
FIRE SERVIECS	RESCUE AND SAFETY EQUIPMENT	$950,000	$244,661	$0	$241,263	3,398
FIRE SERVIECS	EMERGENCY MEDICAL EQUIPMENT	$500,000	$125,351	$0	$40,350	85,001
HEALTH DEPARTMENT	CLINIC EQUIPMENT/SOFTWA RE	$200,000	$152,880	$0	$875	152,005
ENGINEERING	STREET RECONSTRUCTION/C OMPLETE	$1,600,000	$469,795	$0	$148,843	320,952
ENGINEERING	BRIDGES	$1,000,000	$1,000,000	$0	$0	1,000,000
ENGINEERING	FACILITY REHABILITATION	$1,700,000	$339,824	$0	$318,642	21,182
ENGINEERING	FLOOD AND EROSION	$500,000	$0	$0	$0	0
ENGINEERING	LONG WHARF PARK	$1,000,000	$793,446	$0	$793,446	0
PARKS AND PUBLIC WORKS	PARKS INFRASTRUCTURE IMPROVEME	$1,400,000	$522,666	$0	$422,666	100,000
PARKS AND PUBLIC WORKS	STREET TREES	$1,750,000	$269,755	$0	$54,755	215,000
PARKS AND PUBLIC WORKS	BRIDGE UPGRADS & REHABILITATIO	$200,000	$41,607	$0	$15,266	26,341

FY 2024-2025 CAPITAL PROJECT REPORT
MONTH ENDING; December 2025

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$2,304,861	$0	$1,742,925	561,937
PARKS AND PUBLIC WORKS	SIDEWALK CONSTRUCTION&REHABILI	$350,000	$314,519	$0	$0	314,519
PARKS AND PUBLIC WORKS	PAVEMENT MGMT/INFRASTRUCTURE	$2,000,000	$528,500	$0	$283,618	244,882
PARKS AND PUBLIC WORKS	REFUSE RECYCLING & WASTE STREA	$300,000	$230,381	$0	$113,400	116,981
PARKS AND PUBLIC WORKS	ENVIRONMENTAL MITIGATION	$150,000	$108,480	$0	$17,078	91,402
CITY PLAN	COASTAL AREA IMPROVEMENTS	$400,000	$400,000	$0	$0	400,000
CITY PLAN	ON-CALL PLANNING	$100,000	$100,000	$0	$5,533	94,467
CITY PLAN	ROUTE 34 EAST	$2,400,000	$2,400,000	$0	$0	2,400,000
CITY PLAN	FARMINGTON CANAL LINE	$400,000	$1,630	$0	$1,630	0
CITY PLAN	PRESERVATION AND PLANNING	$25,000	$25,000	$0	$0	25,000
TRANSPORTATION, TRAFFICE AND PARKING	TRAFFIC CONTROL SIGNALS	$500,000	$188,209	$0	$82,209	106,000
TRANSPORTATION, TRAFFICE AND PARKING	METERS	$800,000	$27,290	$0	$1,238	26,052
TRANSPORTATION, TRAFFICE AND PARKING	SIGNS AND PAVEMENT MARKINGS	$275,000	$275,000	$0	$100,040	174,960
TRANSPORTATION, TRAFFICE AND PARKING	TRANSPORTATION ENHANCEMENTS	$125,000	$125,000	$0	$0	125,000
TRANSPORTATION, TRAFFICE AND PARKING	PLANNING & ENGINEERING SERVICE	$200,000	$200,000	$0	$0	200,000
TRANSPORTATION, TRAFFICE AND PARKING	STREET LIGHTING	$200,000	$155,065	$0	$143,394	11,671
TRANSPORTATION, TRAFFICE AND PARKING	SAFE ROUTES TO SCHOOL	$100,000	$100,000	$0	$3,746	96,254
OFFICE BUILDING, INSPECTION ENFORCEMENT	DEMOLITION	$500,000	$247,768	$0	$148,069	99,699
ECONOMIC DEVELOPMENT	LAND & BUILDING BANK	$900,000	$652,872	$0	$343,501	309,370
ECONOMIC DEVELOPMENT	COMMERCIAL INDUSTRIAL SITE DEV	$400,000	$348,293	$0	$50,359	297,934
ECONOMIC DEVELOPMENT	PRE-CAPITAL FEASIBILITY	$250,000	$65,889	$0	$65,971	(82)
ECONOMIC DEVELOPMENT	DOWNTOWN CROSSING	$2,200,000	$1,940,000	$0	$68,985	1,871,015
LIVABLE CITIES INITATIVE	NEIGHBORHOOD COMM. PUBLIC IMPR	$200,000	$96,832	$0	$43,427	53,404

FY 2024-2025 CAPITAL PROJECT REPORT
MONTH ENDING; December 2025

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$2,304,861	$0	$1,742,925	561,937
LIVABLE CITIES INITATIVE	PROPERTY MANAGEMENT	$150,000	$105,586	$0	$0	105,586
LIVABLE CITIES INITATIVE	RESIDENTIAL REHABILITATION	$500,000	$500,000	$0	$0	500,000
LIVABLE CITIES INITATIVE	HOUSING DEVELOPMENT	$1,250,000	$1,057,008	$0	$744,837	312,171
LIVABLE CITIES INITATIVE	NEIGHBORHOOD PUBLIC IMPROVEMENT	$150,000	$150,000	$0	$17,900	132,100
LIVABLE CITIES INITATIVE	ACQUISITION	$125,000	$125,000	$0	$0	125,000
LIVABLE CITIES INITATIVE	HOUSING AND TENANT SERVICES	$1,225,000	$660,715	$0	$30,167	630,548
LIVABLE CITIES INITATIVE	HOMEOWNER CAPITAL INVESTMENT P	$400,000	$222,904	$0	$222,904	0
BOARD OF EDUCATION	GENERAL REPAIRS	$9,300,000	$1,189,714	$0	$920,110	269,604
BOARD OF EDUCATION	INFORMATION &TECHNOLOGY INITIA	$4,700,000	$2,135,602	$0	$2,127,567	8,035
BOARD OF EDUCATION	CUSTODIAL EQUIPMENT	$300,000	$150,136	$0	$0	150,136
BOARD OF EDUCATION	CAFETERIA PROGRAM AND EQUIPMEN	$300,000	$300,000	$0	$0	300,000
BOARD OF EDUCATION	LT MAINTENANCE STEWARDSHIP	$2,000,000	$1,922,617	$0	$24,924	1,897,693
GRAND TOTAL		**$55,000,000**	**$27,193,125**	**$0**	**$10,665,252**	**$16,527,873**

FY 2026-2027 CAPITAL PROJECT REPORT
Dec-25

The City of New Haven, BOA approved budget for FY 2026-27 includes a Two-Year capital bonding plan.

Organization Object	Project	Account Description	2026 Original Budget	2026 Revised Budget	2026 Actuals	Available
OPMG/CAO						
3C262601	58698 5YR	ROLLING STOCK	$6,268,875.00	$8,268,875.00	$ 1,104,303.44	$ 2,365,475.48
Information Technology						
3C262604	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262605	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262606	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$3,300,000.00	$3,300,000.00	$ 530,513.50	$ 1,089,615.82
3C262607	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ 56,875.53	$ 143,124.47
3C262608	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ 34,086.25	$ 165,913.75
3C262609	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$450,000.00	$450,000.00	$ 19,354.62	$ 225,000.00
3C262610	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262611	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$50,000.00	$50,000.00	$ -	$ 50,000.00
Library						
3C262612	58101 10YR	REMODELING/RENOVATIONS	$500,000.00	$500,000.00	$ 266,136.71	$ 117,519.62
Parks						
3C262613	58702 20YR	INFRASTRUCTURE & LAND IMPROVE.	$800,000.00	$550,000.00	$ 33,882.52	$ 429,302.96
3C262614	58702 20YR	INFRASTRUCTURE & LAND IMPROVE.	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262615	58701 20YR	STREET & SIDEWALK IMPROVEMENTS	$2,000,000.00	$250,000.00	$ 179,765.48	$ (558,705.22)
PSAP						
3C262616	58704 10YR	COMPUTERS & TELECOMMUNICATIONS	$3,000,000.00	$3,000,000.00	$ 814,589.48	$ 1,817,675.12
POLICE						
3C262617	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$396,625.00	$396,625.00	$ -	$ 396,625.00
3C262618	58700 5YR	SAFETY EQUIPMENT	$634,500.00	$634,500.00	$ -	$ 634,500.00
3C262619	58700 5YR	SAFETY EQUIPMENT	$3,000,000.00	$3,000,000.00	$ 2,552,932.36	$ 447,067.64
FIRE						
3C262620	58700 5YR	SAFETY EQUIPMENT	$850,000.00	$850,000.00	$ -	$ 850,000.00
3C262621	58700 5YR	SAFETY EQUIPMENT	$250,000.00	$250,000.00	$ -	$ 250,000.00
3C262622	58704 10YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
HEALTH						
3C262623	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$50,000.00	$50,000.00	$ -	$ 50,000.00
PUBLIC WORKS						
3C262624	58119 10YR	BRIDGE RECONSTRUCTION	$250,000.00	$250,000.00	$ -	$ 250,000.00
3C262625	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$750,000.00	$750,000.00	$ -	$ 750,000.00
3C262626	58702 20YR	INFRASTRUCTURE & LAND IMPROVE.	$2,000,000.00	$0.00	$ 1,525,725.52	$ (1,985,619.82)
3C262627	58101 5YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
ENGINEERING						
3C262628	58701 20YR	STREET & SIDEWALK IMPROVEMENTS	$1,550,000.00	$550,000.00	$ 83,610.44	$ (38,525.28)
3C262629	58701 20YR	STREET & SIDEWALK IMPROVEMENTS	$2,050,000.00	$1,750,000.00	$ 1,336,562.14	$ 242,554.35
3C262630	58116 20YR	BRIDGE REPAIR/REPALCEMENT	$350,000.00	$350,000.00	$ -	$ 350,000.00
3C262631	58101 10YR	REMODELING/RENOVATIONS	$2,150,000.00	$2,150,000.00	$ 341,026.29	$ 534,878.82
3C262632	58270 20YR	UTILITIES & SEWER IMPROVEMENTS	$750,000.00	$450,000.00	$ 252,028.02	$ (4,535.00)
3C262633	58270 10YR	UTILITIES & SEWER IMPROVEMENTS	$1,600,000.00	$1,600,000.00	$ -	$ 1,597,000.00

CITY PLAN						
3C262634	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262635	58693 10YR	ENGIN SERV & ARCH FEES	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262636	58101 20YR	REMODELING/RENOVATIONS	$270,000.00	$270,000.00	$ -	$ 270,000.00
3C262637	58101 20YR	REMODELING/RENOVATIONS	$175,000.00	$175,000.00	$ -	$ 175,000.00
3C262638	58653 5YR	PLANNING SERVICES	$25,000.00	$25,000.00	$ -	$ 25,000.00
PARKING						
3C262639	58110 10YR	PARKING METER REPLACEMENT	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262640	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$450,000.00	$450,000.00	$ -	$ 450,000.00
3C262641	58106 10YR	STREET LIGHT ACCIDENT REPAIRS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262642	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262643	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262644	58693 5YR	ENGIN SERV & ARCH FEES	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262645	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$1,100,000.00	$1,100,000.00	$ -	$ 1,100,000.00
BUILDING AND INSPECTIONS						
3C262646	58697 10YR	DEMOLITION	$300,000.00	$300,000.00	$ -	$ 199,492.46
ECONOMIC DEVELOPMENT						
3C262647	58702 20YR	INFRASTRUCTURE & LAND IMPROVE.	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262648	58660 20YR	SITE IMPROVEMENT	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262649	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$100,000.00	$100,000.00	$ -	$ 100,000.00
3C262650	58122 5YR	FEASABILITY STUDY	$225,000.00	$225,000.00	$ -	$ 223,790.88
3C262651	58701 20YR	STREET & SIDEWALK IMPROVEMENTS	$450,000.00	$50,000.00	$ -	$ 50,000.00
3C262652	58101 10YR	REMODELING/RENOVATIONS	$2,000,000.00	$2,000,000.00	$ -	$ 2,000,000.00
3C262653	58101 10YR	REMODELING/RENOVATIONS	$500,000.00	$500,000.00	$ 17,856.00	$ 435,881.68
3C262654	58101 20YR	REMODELING/RENOVATIONS	$1,000,000.00	$1,000,000.00	$ -	$ 1,000,000.00
3C262655	58658 20YR	ACQUISITION OF SITE	$205,000.00	$205,000.00	$ -	$ 205,000.00
3C262656	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$400,000.00	$400,000.00	$ -	$ 400,000.00
Livable Cities						
3C262658	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
EDUCATION						
3C262659	58101 20YR	REMODELING/RENOVATIONS	$7,600,000.00	$11,600,000.00	$ 918,025.76	$ 8,228,089.27
3C262660	58101 10YR	REMODELING/RENOVATIONS	$1,400,000.00	$1,400,000.00	$ -	$ 1,400,000.00
3C262661	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$4,300,000.00	$4,300,000.00	$ 154,287.00	$ 3,719,593.80
3C262662	58709 5YR	CUSTODIAL AND SCHOOL EQUIPMENT	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262663	58662 5YR	CAFETERIA	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262664	58101 10YR	REMODELING/RENOVATIONS	$1,300,000.00	$1,300,000.00	$ -	$ 1,230,700.00
			$60,000,000.00	$60,000,000.00	$10,221,561.06	

SUMMARY OF BUDGET TRANSFERS
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

Department	Transfer No.	*Amount*	*Line: From*	*Line -Desc*	Line: To	Line Desc	Reason	COMMENT

SELF INSURANCE FUND & FOOD SERVICE & OPEB PROJECTION
FISCAL YEAR 2025-2026
MONTH ENDING; December 2025

SELF INFURANCE FUND

	(1) Actual FY 2018-19	(2) Actual FY 2019-20	(3) Actual FY 2020-21	(4) Actual FY 2021-22	(5) Actual FY 2022-23	(6) Actual FY 2023-24	(7) Actual FY 2024-25	(8) Estimate FY 2025-26
EXPENDITURES								
FISCAL YEAR EXPENDITUES	$4,029,171	$3,085,364	$1,129,656	$2,497,946	$2,844,522	$3,368,547	$1,750,553	$2,278,097
RICCI CASE	$0	$0	$0	$0	$0	$0	$0	$0
LEWIS SETTLMENT	$0	$0	$0	$0	$0	$0	$0	$0
RICHARD COX SETTLEMENT	$0	$0	$0	$0	$0	$15,000,000	$0	$0
AUDITOR ADJUSTMENT (CASE RESERVE)	$10,833	$385,000	$10,000	$0	$0	$0	$0	$0
EXPENDITURE TOTALS	**$4,040,004**	**$3,470,363**	**$1,139,656**	**$2,497,946**	**$2,844,522**	**$18,368,547**	**$1,750,553**	**$2,278,097**
REVENUE								
GENERAL FUND 49109	$4,291,100	$3,085,708	$2,205,000	$2,631,993	$3,909,656	$3,368,547	$563,000	$3,300,000
BOND PROCEEDS RICCI	$0	$0	$0	$0	$0	$0	$0	$0
BOND PROCEEDS LEWIS 49119	$0	$0	$0	$0	$0	$0	$0	$0
RESTRICTED USE, RICHARD COX SETTLEMENT	$0	$0	$0	$0	$15,000,000	$0	$0	$0
OTHER REVENUE	$0	$0	$0	$0	$5,245	$0	$1,187,553	$100,000
MISC - 49119	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL REVENUE	**$4,291,100**	**$3,085,708**	**$2,205,000**	**$2,631,993**	**$18,914,901**	**$3,368,547**	**$1,750,553**	**$3,400,000**
EXPENDITURES VS REVENUES OPERATING RESULT SURPLUS /(DEFICIT)	$251,096	($384,656)	$1,065,344	$134,047	$16,070,379	($15,000,000)	($0)	$1,121,903
TRANSFERS IN/ OUT	$0	$0	$0	$0	$0	$0	$0	$0
AUDITOR ADJUSTMENT	$0	$0	$0	$0	$0	$0	$0	$0
USE OF FUND BALANCE						$15,000,000	$0	$0
NET RESULTS [OPERATING RESULTS + TRANSFERS IN/OUT]	**$251,096**	**($384,656)**	**$1,065,344**	**$134,047**	**$16,070,379**	**$0**	**($0)**	**$1,121,903**

OPEB CONTRIBUTION BY UNION

BARGAINING UNIT	(3) Actual *FY 2018-19*	(4) Actual *FY 2019-20*	(5) Actual *FY 2020-21*	(6) Actual *FY 2021-22*	(7) Un-Audited *FY 2022-23*	(8) YTD *FY 2023-24*	(9) YTD *FY 2024-25*	(9) YTD *FY 2024-25*
CITY OF NEW HAVEN	$405,000	$405,000	$405,000	$405,000	$405,000	$405,000	$405,000	$405,000
POLICE OPEB	$326,273	$323,050	$326,701	$328,311	$318,941	$313,339	$357,062	$95,684
LOCAL 1303-NURSES	$15,720	$27,321	$20,430	$13,130	$10,906	$280,192	$4,279	$4,279
LOCAL 424	$19,718	$31,746	$29,525	$29,664	$26,133	$16,460	$10,188	$10,188
LOCAL 71	$16,970	$28,523	$25,456	$22,490	$15,281	$13,746	$13,253	$3,667
LOCAL 884 CLERICAL	$115,266	$202,221	$193,829	$196,842	$232,229	$27,539	$30,578	$6,960
LOCAL 3144-SUPERVISORY/PROFESSIONAL	$159,780	$249,315	$240,265	$255,331	$296,434	$322,639	$336,287	$87,578
EXECUTIVE MANAGEMENT	$25,058	$49,251	$52,595	$55,074	$43,060	$18,549	$21,348	$21,348
LOCAL 1303-CORP COUNSEL	$5,462	$13,495	$13,737	$14,711	$16,450	$55,311	$18,736	$4,628

WORKERS' COMPENSATION PROGRAM
MONTH ENDING; December 2025

	A	B	C	D	E	F	G	I	I	J	
	Actual FY 2017-18	**Actual** FY 2018-19	**Actual** FY 2019-20	**Actual** FY 2020-21	**Actual** FY 2021-22	**Un-Audited** FY 2022-23	**YTD** FY 2023-24	**YTD** FY 2024-25	**YTD** FY 2025-26	I-H **Net Change** FY 26 VS 25	
JULY	$1,142,049	$899,509	$860,148	$688,001	$587,319	$692,999	$940,100	$963,543	$509,663	($453,880)	**A**
AUGUST	$789,938	$816,853	$971,080	$964,469	$506,084	$880,115	$663,694	$780,733	$579,377	($201,356)	**A**
SEPTEMBER	$726,793	$595,347	$753,053	$280,960	$747,612	$412,207	$677,798	$719,914	$710,062	($9,852)	**A**
OCTOBER	$750,642	$822,304	$783,058	$411,170	$903,252	$759,816	$996,604	$624,536	$768,685	$144,149	**A**
NOVEMBER	$589,318	$624,371	$613,092	$673,878	$713,930	$486,389	$611,653	$603,018	$661,775	$58,757	**A**
DECEMBER	$879,823	$1,082,317	$701,555	$650,114	$685,372	$657,738	$804,969	$823,761	$651,567	($172,194)	**A**
JANUARY	$765,260	$668,137	$544,292	$659,940	$750,484	$731,106	$1,103,650	$786,902		($786,902)	**P**
FEBRUARY	$810,332	$604,929	$573,248	$471,870	$725,423	$653,875	$787,606	$702,649		($702,649)	**P**
MARCH	$881,966	$555,170	$772,729	$670,144	$992,821	$667,598	$1,104,405	$1,047,376		($1,047,376)	**P**
APRIL	$765,735	$899,599	$439,076	$565,793	$840,475	$763,321	$996,535	$832,775		($832,775)	**P**
MAY	$670,594	$628,303	$441,270	$675,230	$924,777	$1,142,052	$734,489	$533,253		($533,253)	**P**
JUNE	$541,299	$863,627	$935,703	$900,086	$884,825	$982,179	$800,795	$925,227		($925,227)	**P**
SUB- TOTAL EXPENSES	$9,313,748	$9,060,465	$8,388,304	$7,611,654	$9,262,373	$8,829,395	$10,222,297	$9,343,687	$3,881,130	($878,609)	
GENERAL FUND 49116	$8,347,250	$8,063,600	$7,696,000	$6,936,207	$8,731,403	$8,092,244	$9,700,000	$8,165,000	$4,000,000	($1,535,000)	
RECOVERY REVENUE 49103	$392,943	$480,273	$211,684	$167,504	$151,448	$334,923	$194,404	$261,820	$94,326	$67,416	
SPECIAL FUND REVENUE 49132	$569,798	$529,225	$532,479	$508,558	$425,236	$482,370	$435,171	$449,216	$224,305	$14,045	
BOE & CAT. CASES 49143	$4,849	$0	$5,470	$0	$0	$0	$0	$0	$0	$0	
MISC - 49119	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
SUB - TOTAL REVENUE	$9,314,840	$9,073,098	$8,445,633	$7,612,269	$9,308,087	$8,909,538	$10,329,575	$8,876,036	$4,318,631		
NET OPERATING GAIN / (LOSS)	**$1,092**	**$12,634**	**$57,329**	**$615**	**$45,714**	**$80,143**	**$107,279**	**($467,651)**	**$437,501**		
Fund Balance	**$142,740**	**$155,373**	**$212,702**	**$213,317**	**$259,031**	**$339,174**	**$446,453**	**($467,651)**			

EXPENDITURE COMPARISON BY FISCAL YEAR THROUGH JULY

	B	C	D	E	F	G	H			J
	Actual FY 2017-18	**Actual FY 2018-19**	**Actual FY 2019-20**	**Actual FY 2020-21**	**Actual FY 2021-22**	**Un-Audited FY 2022-23**	**YTD FY 2023-24**	YTD FY 2024-25	YTD FY 2024-25	**Net Change FY 24 VS 23**
JULY	$1,142,049	$899,509	$860,148	$688,001	$587,319	$692,999	$940,100	$963,543	$509,663	($453,880)
AUGUST	$789,938	$816,853	$971,080	$964,469	$506,084	$880,115	$663,694	$780,733	$579,377	($201,356)
SEPTEMBER	$726,793	$595,347	$753,053	$280,960	$747,612	$412,207	$677,798	$719,914	$710,062	($9,852)
OCTOBER	$750,642	$822,304	$783,058	$411,170	$903,252	$759,816	$996,604	$624,536	$768,685	$144,149
NOVEMBER	$589,318	$624,371	$613,092	$673,878	$713,930	$486,389	$611,653	$603,018	$661,775	$58,757
DECEMBER	$879,823	$1,082,317	$701,555	$650,114	$685,372	$657,738	$804,969	$823,761	$651,567	($172,194)
JANUARY	$765,260	$668,137	$544,292	$659,940	$750,484	$731,106	$1,103,650	$786,902		($786,902)
FEBRUARY	$810,332	$604,929	$573,248	$471,870	$725,423	$653,875	$787,606	$702,649		($702,649)
MARCH	$881,966	$555,170	$772,729	$670,144	$992,821	$667,598	$1,104,405	$1,047,376		($1,047,376)
APRIL	$765,735	$899,599	$439,076	$565,793	$840,475	$763,321	$996,535	$832,775		($832,775)
MAY	$670,594	$628,303	$441,270	$675,230	$924,777	$1,142,052	$734,489	$533,253		($533,253)
JUNE	$541,334	$863,627	$934,412	$900,086	$884,825	$982,179	$800,795	$925,227		($925,227)
TOTAL	**$4,878,564**	**$4,840,701**	**$4,681,986**	**$3,668,591**	**$4,143,568**	**$3,889,264**	**$4,694,818**	**$4,515,505**	**$3,881,130**	($634,376)
										-16%

A=ACTUAL EXPENDITURES & P=PROJECTED EXPENDITURES

Special Funds

SUMMARY OF GRANTS ACCEPTED BY THE CITY
FISCAL YEAR 2024-25
December 2025

Name of Grant	Granting Agency	Amount	City Department	Date Signed	Description of Grant
Starr/Winchester Homeownership	State of CT DOH	$ 3,000,000	EDA-Housing	8/8/2025	The City is committed to developing Starr Winchester Homeownership Project ("Starr Winchester") which is a second phase to the Thompson Winchester Project. Starr Winchester is a nineteen (19) unit new construction yielding fifteen (15) homeownership units and four (4) rental units. The units will be developed on ten (10) long standing vacant parcels located at 136 Starr Street, 139 Starr Street, 632 Winchester Avenue, 205½ Starr Street, 209 Starr Street, 213 Starr Street, 215 Starr Street, 222 Starr Street, 261 Starr Street, 265 Starr Street and 274 Starr Street, New Haven, CT.
Mill River Urban Act Grant	State of CT DECD	$ 5,000,000	EDA	10/3/2025	The Connecticut Urban Act Grant Program is eligible to be used by municipalities deemed as distressed municpalities, public investment communities, and urban centers. As of 2025, New Haven is eligible as a distressed municipality until 9/10/2031. New Haven is also designated as a 2025 Public Investment Community. The city is also an urban center.

Special Fund Expenditure and Revenue Projection Explanation

Please note that the Special Fund expenditure and revenue projections contained in this report are estimates based upon preliminary information received by City Departments from potential Granting Agencies. Budgets reported for Fiscal Year 2025-2026 may reflect anticipated new awards that have not yet been approved by the funding agency or Board of Alders. Funding will become available for use only after awards have been approved for acceptance by the Board of Alders and after grant agreements have been executed. Once all approvals are in place, the budgets will be entered on the City's financial accounting system, MUNIS.

Deficit Explanation

The Agencies listed below have significant budget variances that we feel warrant an explanation.

- No deficits are currently projected.

Surplus Explanation

- If a large surplus exists in a special fund, it is usually the result of a multi-year award that is partially complete. Multi year awards are based on the completion of a project or for the operation of a particular program that extends beyond the City's fiscal year. Any remaining balances for multi-year awards will be made available in the following fiscal year or until the grant period has ended.

SPECIAL FUND EXPENDITURE PROJECTION REPORT
FISCAL YEAR 2025-26
DECEMBER

Agency	Fund	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 12/31/2025	{4} Expended Encumbered Year to Date 12/31/2025	{5} FY 2025-26 Projected Expenses 6/30/2026	{6} FY 2025-26 Surplus (Deficit) {3} - {5}
131	**MAYORS OFFICE**						
	2063 FEDERAL GRANTS	0	19,987,303	19,987,303	14,405,200	19,987,303	0
	2096 MISCELLANEOUS GRANTS	0	22,087	22,087	0	22,087	0
	2192 LEGISLATIVE/DEVELOPMENT&POLICY	213,906	0	213,906	33,554	213,906	0
	2311 OFFICE OF SUSTAINABILITY	256,562	0	256,562	0	256,562	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	1,887,784	1,887,784	1,887,784	1,887,784	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	1,625,564	1,625,564	1,625,383	1,625,564	0
	MAYOR'S OFFICE TOTAL	470,468	23,522,738	23,993,206	17,951,921	23,993,206	0
132	**CHIEF ADMINISTRATOR'S OFFICE**						
	2029 EMERGENCY MANAGEMENT	40,000	11,236	51,236	51,236	51,236	0
	2062 MISC PRIVATE GRANTS	0	335,457	335,457	45,346	335,457	0
	2096 MISCELLANEOUS GRANTS	879,860	505,869	1,385,729	193,695	1,385,729	0
	2133 STATE GRANTS	0	3,192	3,192	0	3,192	0
	2150 HOMELAND SECURITY GRANTS	0	60,375	60,375	0	60,375	0
	2174 ENERGY EFFICIENCY BLOCK GRANT	0	2,532	2,532	0	2,532	0
	2180 PSEG	0	121,437	121,437	117,574	121,437	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	936,048	936,048	753,094	936,048	0
	CHIEF ADMINISTRATIVE OFFICE TOTAL	919,860	1,976,146	2,896,006	1,160,944	2,896,006	0
144	**OFFICE OF POLICY MANAGEMENT AND GRANTS**						
	2096 MISCELLANEOUS GRANTS	585,593	1,065,943	1,651,537	0	1,651,537	0
	2108 POLICE/FIRE APPLICATION FEES	0	0	0	0	0	0
	2143 CONTROLLERS SPECIAL FUND	1,145,126	919,667	2,064,793	1,252,929	2,064,793	0
	2307 RESERVE FOR LITIGATION	0	1,000,000	1,000,000	0	1,000,000	0
	2308 CIVILIAN REVIEW BOARD	150,000	301,152	451,152	0	451,152	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	6,000,000	3,197,092	9,197,092	1,424,155	9,197,092	0
	2402 COVID19	194,423	0	194,423	194,423	194,423	0
	2925 COMMUNITY DEVEL BLOCK GRANT	427,336	333,423	760,759	202,879	760,759	0
	2930 CARES ACT CDBG-CV	0	54,327	54,327	0	54,327	0
	DEPARTMENT OF FINANCE TOTAL	8,502,478	6,871,604	15,374,083	3,074,386	15,374,083	0
152	**LIBRARY**						
	2063 FEDERAL GRANTS	0	208,169	208,169	208,169	208,169	0
	2096 MISCELLANEOUS GRANTS	189,020	15,556	204,576	11,503	204,576	0
	2133 STATE GRANTS	0	10,951	10,951	0	10,951	0
	LIBRARY TOTAL	189,020	234,676	423,696	219,672	423,696	0
162	**REGISTRAR OF VOTERS**						
	2133 STATE GRANTS	0	10,500	10,500	0	10,500	0
	2152 DEMOCRACY FUND	250,000	65,914	315,914	132,232	315,914	0
	REGISTRAR OF VOTERS TOTAL	250,000	76,414	326,414	132,232	326,414	0
163	**PARKS DEPARTMENT**						
	2044 LIGHTHOUSE CAROUSEL EVENT FUND	89,453	704,696	794,149	119,634	794,149	0
	2096 MISCELLANEOUS GRANTS	0	359,510	359,510	200,077	359,510	0
	2100 PARKS SPECIAL RECREATION ACCT	201,612	22,516	224,128	92,500	224,128	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	173,622	173,622	173,622	173,622	0
	PARKS TOTAL	291,065	1,260,344	1,551,409	585,833	1,551,409	0
200	**PUBLIC SAFETY COMMUNICATIONS**						
	2220 REGIONAL COMMUNICATIONS	704,442	176,808	881,250	728,329	881,250	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	28,175	28,175	28,175	28,175	0
	PUBLIC SAFETY COMMUNICATIONS TOTAL	704,442	204,983	909,425	756,504	909,425	0

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201	**POLICE SERVICES**						
	2062 MISC PRIVATE GRANTS	0	10,732	10,732	3,058	10,732	0
	2063 FEDERAL GRANTS	0	1,133,834	1,133,834	167,923	1,133,834	0
	2085 THE HUMANE COMMISSION	0	88,413	88,413	0	88,413	0
	2096 MISCELLANEOUS GRANTS	0	10,077	10,077	0	10,077	0
	2133 STATE GRANTS	0	26,786	26,786	8,302	26,786	0
	2134 POLICE APPLICATION FEES	0	36,826	36,826	0	36,826	0
	2150 HOMELAND SECURITY GRANTS	0	7,346	7,346	0	7,346	0
	2213 ANIMAL SHELTER	0	89,870	89,870	0	89,870	0
	2214 POLICE N.H. REGIONAL PROJECT	295,101	64,960	360,061	149,605	360,061	0
	2216 POLICE YOUTH ACTIVITIES	0	4,643	4,643	0	4,643	0
	2217 POLICE EQUIPMENT FUND	0	28,904	28,904	0	28,904	0
	2218 POLICE FORFEITED PROP FUND	0	234,720	234,720	0	234,720	0
	2223 MISC POLICE DEPT STATE GRANTS	31,790	0	31,790	31,790	31,790	0
	2224 MISC POLICE DEPT GRANTS	0	27,831	27,831	0	27,831	0
	2225 MISC POLICE DEPT FEDERAL GRANT	0	142,145	142,145	137	142,145	0
	2227 JUSTICE ASSISTANCE GRANT PROG	0	547,080	547,080	117,588	547,080	0
	2280 LOCAL ASSET FORFEITURE FUND	0	10,759	10,759	0	10,759	0
	2281 STATE FORFEITURE FUND	0	848	848	393	848	0
	2309 POLICE DEPT RENTAL INCOME	0	27,679	27,679	0	27,679	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	2,000,000	1,329,544	3,329,544	3,317,580	3,329,544	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	510.25	510	0	510	0
	POLICE SERVICES TOTAL	2,326,891	3,823,506	6,150,397	3,796,376	6,150,397	0
202	**FIRE SERVICES**						
	2063 FEDERAL GRANTS	0	9,026	9,026	0	9,026	0
	2096 MISCELLANEOUS GRANTS	0	11,668	11,668	0	11,668	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	400,000	0	400,000	400,000	400,000	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	4,540,039	4,540,039	4,540,039	4,540,039	0
	FIRE SERVICES TOTAL	400,000	4,560,733	4,960,733	4,940,039	4,960,733	0
301	**HEALTH DEPARTMENT**						
	2038 STATE HEALTH SUBSIDY	260,706	22,885	283,591	133,663	283,591	0
	2040 COMMUNICABLE DISEASE CONTROL	197,148	16,825	213,973	25,156	213,973	0
	2048 HEALTH DEPT GRANTS	0	47,758	47,758	9,085	47,758	0
	2063 FEDERAL GRANTS	1,779,479	1,999,117	3,778,596	2,644,750	3,778,596	0
	2070 HUD LEAD BASED PAINT	0	8,257,784	8,257,784	2,923,409	8,257,784	0
	2084 RYAN WHITE - TITLE I	0	4,785,213	4,785,213	4,591,525	4,785,213	0
	2096 MISCELLANEOUS GRANTS	0	1,750,003	1,750,003	747,833	1,750,003	0
	2133 STATE GRANTS	0	1,276,264	1,276,264	332,953	1,276,264	0
	2136 HUD LEAD PAINT REVOLVING FUND	0	93,531	93,531	65,577	93,531	0
	2138 BIO TERRORISM GRANTS	0	87,602	87,602	14,901	87,602	0
	2160 MUNICIPAL ID PRGORAM	0	85,379	85,379	19,528	85,379	0
	2193 HEALTH MEDICAL BILLING PROGRAM	0	2,761	2,761	2,761	2,761	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	239,004	239,004	186,998	239,004	0
	PUBLIC HEALTH TOTAL	2,237,333	18,664,126	20,901,459	11,698,140	20,901,459	0
303	**ELDERLY SERVICES**						
	2096 MISCELLANEOUS GRANTS	0	15,359	15,359	0	15,359	0
	2133 STATE GRANTS	0	298,111	298,111	48,253	298,111	0
	ELDERLY SERVICES TOTAL	0	313,470	313,470	48,253	313,470	0
308	**COMMUNITY SERVICES ADMINISTRATION**						
	2020 FOOD STAMP EMPLYMNT & TRAINING	0	45,789	45,789	276	45,789	0
	2063 FEDERAL GRANTS	0	216,254	216,254	113,118	216,254	0
	2096 MISCELLANEOUS GRANTS	0	42,996	42,996	30,000	42,996	0
	2133 STATE GRANTS	0	50,129	50,129	7,979	50,129	0
	2160 MUNICIPAL ID PRGORAM	0	97,563	97,563	0	97,563	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	602,361	602,361	226,438	602,361	0
	2925 COMMUNITY DEVEL BLOCK GRANT	649,277	54,813	704,090	356,909	704,090	0
	COMMUNITY SERVICES ADMIN TOTAL	649,277	1,109,904	1,759,181	734,720	1,759,181	0

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309	**YOUTH & RECREATION**						
	2035 YOUTH SERVICES BUREAU	143,282	14,575	157,857	58,341	157,857	0
	2100 PARKS SPECIAL RECREATION ACCT	970,019	1,389,930	2,359,949	177,925	2,359,949	0
	2133 STATE GRANTS	0	1,189,530	1,189,530	148,721	1,189,530	0
	2153 MAYORS YOUTH INITIATIVE	168,209	425,362	593,571	44,522	593,571	0
	2159 STREET OUTREACH WORKER PROGRAM	250,000	0	250,000	250,000	250,000	0
	2304 YOUTH AT WORK	676,205	1,758,916	2,435,121	1,961,430	2,435,121	0
	2310 DIXWELL COMMUNITY HOUSE	800,000	444,676	1,244,676	400,977	1,244,676	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	424,102	424,102	405,443	424,102	0
	YOUTH & RECREATION	3,007,715	5,647,091	8,654,807	3,447,359	8,654,807	0
310	**COMMUNITY RESILIENCE**						
	2063 FEDERAL GRANTS	0	1,740,577	1,740,577	1,444,334	1,740,577	0
	2065 EMERGENCY SOLUTIONS GRANT HUD	307,895	193,414	501,309	244,512	501,309	0
	2066 INNO. HOMELESS INITIATIVE	0	21,191	21,191	0	21,191	0
	2073 HOUSING OPP FOR PERSONS WITH	1,267,559	166,985	1,434,544	717,806	1,434,544	0
	2095 SAGA SUPPORT SERVICES FUND	0	37,042	37,042	37,042	37,042	0
	2096 MISCELLANEOUS GRANTS	0	318	318	318	318	0
	2173 PRISON REENTRY PROGRAM	0	241	241	0	241	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	3,071,991	3,071,991	2,074,752	3,071,991	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	1,260,845	1,260,845	135,845	1,260,845	0
	2318 COMPASS	625,000	113,130	738,130	738,130	738,130	0
	2930 CARES ACT CDBG-CV	0	45,079	45,079	0	45,079	0
	2933 HOME-ARP	0	4,783,748	4,783,748	0	4,783,748	0
	2935 CT DOH CDBG-CV 14.218	0	375,000	375,000	375,000	375,000	0
	COMMUNITY RESILIENCE TOTAL	2,200,454	11,809,562	14,010,016	5,767,739	14,010,016	0
502	**ENGINEERING**						
	2063 FEDERAL GRANTS	0	10,765,127	10,765,127	2,202,610	10,765,127	0
	2096 MISCELLANEOUS GRANTS	0	18,372	18,372	3,106	18,372	0
	2133 STATE GRANTS	0	6,047,372	6,047,372	5,601,201	6,047,372	0
	2191 UI STREET LIGHT INCENTIVE	0	143,739	143,739	0	143,739	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	3,325,377	3,325,377	3,082,549	3,325,377	0
	2935 CT DOH CDBG-CV 14.218	0	488,722	488,722	41,216	488,722	0
	ENGINEERING TOTAL	0	20,788,708	20,788,708	10,930,682	20,788,708	0
702	**CITY PLAN**						
	2063 MISCELLANEOUS GRANTS	2,000,000	0	2,000,000	0	1,020	0
	2096 MISCELLANEOUS GRANTS	0	1,020	1,020	0	1,020	0
	2110 FARMINGTON CANAL LINE	0	1,135,026	1,135,026	451,476	1,135,026	0
	2133 STATE GRANTS	0	359,268	359,268	0	359,268	0
	2140 LONG WHARF PARCELS G AND H	0	46,970	46,970	0	46,970	0
	2179 RT 34 RECONSTRUCTION	0	1,245,770	1,245,770	555,668	1,245,770	0
	2185 BOATHOUSE AT CANAL DOCK	0	615,107	615,107	159,974	615,107	0
	2189 RT 34 DOWNTOWN CROSSING	0	4,510	4,510	1,147	4,510	0
	2925 COMMUNITY DEVEL BLOCK GRANT	118,524	122,079	240,603	43	240,603	0
	CITY PLAN TOTAL	2,118,524	3,529,750	5,648,274	1,168,307	3,649,293	0
704	**TRANSPORTATION\TRAFFIC AND PARKING**						
	2063 FEDERAL GRANTS	0	400,000	400,000	14,982	400,000	0
	2133 STATE GRANTS	0	3,150,112	3,150,112	2,791,906	3,150,112	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	60	60	0	60	0
	TRANSPORTATION\TRAFFIC AND PARKING	0	3,550,172	3,550,172	2,806,889	3,550,172	0
705	**COMM. ON EQUAL OPPORTUNITIES**						
	2317 CEO MONITORING & COMPLIANCE PROG	270,524	6,234	276,758	108,854	276,758	0
	EQUAL OPPORTUNITIES TOTAL	270,524	6,234	276,758	108,854	276,758	0

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721	**BUILDING INSPECTION AND ENFORCEMENT**						
	2303 SPECIAL VENDING DISTRICT FEES	0	357,707	357,707	86,234	357,707	0
	PERSONS WITH DISABILITIES TOTAL	0	357,707	357,707	86,234	357,707	0
724	**ECONOMIC DEVELOPMENT**						
	2060 INFILL UDAG LOAN REPAYMENT	5,000	1,304,798	1,309,798	226,377	1,309,798	0
	2063 FEDERAL GRANTS	0	1,499,423	1,499,423	321,710	1,499,423	0
	2064 RIVER STREET MUNICIPAL DEV PRJ	2,200	80,099	82,299	13,558	82,299	0
	2069 HOME - HUD	1,264,194	4,214,041	5,478,235	1,162,083	5,478,235	0
	2092 URBAN ACT	0	304,333	304,333	284,329	304,333	0
	2096 MISCELLANEOUS GRANTS	0	20,986	20,986	4,250	20,986	0
	2133 STATE GRANTS	0	7,618,052	7,618,052	7,544,313	7,618,052	0
	2151 HOUSING DEVELOPMENT FUND	10,000	1,763,854	1,773,854	1,387,197	1,773,854	0
	2155 ECONOMIC DEVELOPMENT MISC REV	213,624	476,404	690,028	348,719	690,028	0
	2165 YNHH HOUSING & ECO DEVELOP	72,901	73,837	146,738	92,324	146,738	0
	2170 LCI AFFORDABLE HOUSING CONST	0	517,551	517,551	0	517,551	0
	2177 SMALL & MINORITY BUSINESS DEV	58,209	11,014	69,223	27,942	69,223	0
	2181 US EPA BROWNFIELDS CLEAN-UP	0	15	15	0	15	0
	2182 HUD CHALLENGE GRANT	0	325	325	0	325	0
	2189 RT 34 DOWNTOWN CROSSING	0	872,094	872,094	298,402	872,094	0
	2194 SMALL BUSINESS INITIATIVE	0	1,049	1,049	0	1,049	0
	2197 NEIGHBORHOOD COMMUNITY DEVEL	1,484,563	0	1,484,563	493,199	1,484,563	0
	2199 NEIGHBORHOOD RENEWAL PROGRAM	0	1,445,244	1,445,244	1,167,244	1,445,244	0
	2305 NEIGHBORHOOD COMM IMPROV FUND	0	445,834	445,834	0	445,834	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	6,266,146	6,266,146	5,455,584	6,266,146	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	2,204,443	2,204,443	893,453	2,204,443	0
	2316 CANAL DOCK BOATHOUSE RENT FEE	0	569,290	569,290	314,316	569,290	0
	2925 COMMUNITY DEVEL BLOCK GRANT	1,458,101	1,534,968	2,993,069	317,373	2,993,069	0
	2930 CARES ACT CDBG-CV	0	108,900	108,900	0	108,900	0
	ECONOMIC DEVELOPMENT TOTAL	4,568,792	31,332,700	35,901,492	20,352,372	35,901,492	0
747	**LIVABLE CITY INITIATIVE**						
	2024 HOUSING AUTHORITY	485,902	88,394	574,296	150,113	574,296	0
	2094 PROPERTY MANAGEMENT	90,000	334,806	424,806	424,806	424,806	0
	2148 RESIDENTIAL RENTAL LICENSES	878,661	0	878,661	151,011	878,661	0
	2197 NEIGHBORHOOD COMMUNITY DEVEL	2,874,275	0	2,874,275	1,032,926	2,874,275	0
	2925 COMMUNITY DEVEL BLOCK GRANT	1,276,092	1,384,297	2,660,389	0	2,660,389	0
	2927 CDBG-DISASTER RECOVERY	0	15,688	15,688	0	15,688	0
	LIVABLE CITY INITIATIVE TOTAL	5,604,930	1,823,186	7,428,116	1,758,857	7,428,116	0
	CITY DEPARTMENTS SUBTOTAL	34,711,774	141,463,754	176,175,528	91,526,314	174,176,548	0

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900	**EDUCATION**						
	2090 CHILD DEVELOPMENT PROGRAM BOE	523,921	0	523,921	0	523,921	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	5,120,273	0	5,120,273	3,160,600	5,120,273	0
	2500 ED LAW ENFORCEMENT RESIST TRAF	335,951	0	335,951	0	335,951	0
	2502 YOUTH SERVICE PREVENTION	75,088	0	75,088	0	75,088	0
	2503 ED ADULT BASIC CASH	3,105,605	0	3,105,605	1,703,654	3,105,605	0
	2504 PRESCHOOL HANDICAPPED	8,076,024	0	8,076,024	4,077,072	8,076,024	0
	2505 VOC. ED. REVOLVING FUND	1,478,586	0	1,478,586	251,324	1,478,586	0
	2508 MODEL LEARN. DISABILITES	124,969	0	124,969	124,969	124,969	0
	2511 INTEGRATED ARTS CURRICULUM	1,392,545	0	1,392,545	525,783	1,392,545	0
	2512 LEE H.S. PARENTING	1,375,736	0	1,375,736	1,176,482	1,375,736	0
	2517 MAGNET SCHOOLS ASSISTANCE	2,096,045	0	2,096,045	1,744,174	2,096,045	0
	2518 STATE BILINGUAL ED	655,377	0	655,377	556,835	655,377	0
	2521 EDUCATION FOOD SERVICES	15,050,000	0	15,050,000	0	15,050,000	0
	2523 EXTENDED DAY KINDERGARTEN	461,228	0	461,228	461,228	461,228	0
	2528 PRIVATE FOUNDATION GRTS	349,017	0	349,017	195,699	349,017	0
	2531 EDUCATION CHAPTER I	4,724,314	0	4,724,314	4,724,314	4,724,314	0
	2532 EDUCATION HEAD START	5,837,376	0	5,837,376	2,126,052	5,837,376	0
	2534 MEDICAID REIMBURSEMENT	173,658	0	173,658	114,400	173,658	0
	2547 EDUCATION JOBS FUND	6,944,559	0	6,944,559	6,944,559	6,944,559	0
	2552 ESSR II	0	1,942	1,942	1,942	1,942	0
	2556 ARP AFTERSCHOOL GRANT	0	284,006	284,006	67,468	284,006	0
	2560 MANUFACTURING PATHWAYS	247,601	0	247,601	188,459	247,601	0
	2568 ED HEAD START - USDA	700,759	0	700,759	250,812	700,759	0
	2579 84-85 PRIORITY SCHOOLS	4,885,799	0	4,885,799	2,003,884	4,885,799	0
	EDUCATION SUB-TOTAL	63,734,431	285,948	64,020,380	30,399,709	64,020,380	0
	GRAND TOTALS	98,446,206	141,749,702	240,195,908	121,926,024	238,196,927	0

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2020	FOOD STAMP EMPLYMNT & TRAINING	0	45,789	45,789	0	45,789	0
2023	MILL RIVER MDP	0	0	0	5	0	0
2024	HOUSING AUTHORITY	485,902	88,394	574,296	81,717	574,296	0
2028	STD CONTROL	0	0	0	0	0	0
2029	EMERGENCY MANAGEMENT	40,000	11,236	51,236	86,349	51,236	0
2034	CONTROLLER'S REVOLVING FUND	0	0	0	0	0	0
2035	YOUTH SERVICES BUREAU	143,282	14,575	157,857	0	157,857	0
2038	STATE HEALTH SUBSIDY	260,706	22,885	283,591	0	283,591	0
2040	COMMUNICABLE DISEASE CONTROL	197,148	16,825	213,973	20,801	213,973	0
2044	LIGHTHOUSE CAROUSEL EVENT FUND	89,453	704,696	794,149	84,126	794,149	0
2048	HEALTH DEPT GRANTS	0	47,758	47,758	18,750	47,758	0
2060	INFILL UDAG LOAN REPAYMENT	5,000	1,304,798	1,309,798	8,001	1,309,798	0
2062	MISC PRIVATE GRANTS	0	346,190	346,190	0	346,190	0
2063	FEDERAL GRANTS	3,779,479	37,958,830	41,738,309	2,160,290	39,739,329	1,998,980
2064	RIVER STREET MUNICIPAL DEV PRJ	2,200	80,099	82,299	6,600	82,299	0
2065	EMERGENCY SOLUTIONS GRANT HUD	307,895	193,414	501,309	0	501,309	0
2066	INNO. HOMELESS INITIATIVE	0	21,191	21,191	0	21,191	0
2069	HOME - HUD	1,264,194	4,214,041	5,478,235	55,651	5,478,235	0
2070	HUD LEAD BASED PAINT	0	8,257,784	8,257,784	0	8,257,784	0
2073	HOUSING OPP FOR PERSONS WITH	1,267,559	166,985	1,434,544	0	1,434,544	0
2084	RYAN WHITE - TITLE I	0	4,785,213	4,785,213	2,245,940	4,785,213	0
2085	THE HUMANE COMMISSION	0	88,413	88,413	0	88,413	0
2090	CHILD DEVELOPMENT PROGRAM BOE	523,921	0	523,921	0	523,921	0
2092	URBAN ACT	0	304,333	304,333	595	304,333	0
2094	PROPERTY MANAGEMENT	90,000	334,806	424,806	26,410	424,806	0
2095	SAGA SUPPORT SERVICES FUND	0	37,042	37,042	1,047	37,042	0
2096	MISCELLANEOUS GRANTS	1,654,473	3,839,764	5,494,238	434,395	5,494,238	0
2100	PARKS SPECIAL RECREATION ACCT	1,171,631	1,412,446	2,584,077	70,143	2,584,077	0
2108	POLICE/FIRE APPLICATION FEES	0	0	0	0	0	0
2110	FARMINGTON CANAL LINE	0	1,135,026	1,135,026	0	1,135,026	0
2133	STATE GRANTS	0	20,040,266	20,040,266	5,973,121	20,040,266	0
2134	POLICE APPLICATION FEES	0	36,826	36,826	0	36,826	0
2136	HUD LEAD PAINT REVOLVING FUND	0	93,531	93,531	0	93,531	0
2138	BIO TERRORISM GRANTS	0	87,602	87,602	16,043	87,602	0
2139	MID-BLOCK PARKING GARAGE	0	0	0	0	0	0
2140	LONG WHARF PARCELS G AND H	0	46,970	46,970	0	46,970	0
2143	CONTROLLERS SPECIAL FUND	1,145,126	919,667	2,064,793	0	2,064,793	0
2144	ENFORCE UNDERAGE DRINKING LAWS	0	0	0	0	0	0
2148	RESIDENTIAL RENTAL LICENSES	878,661	0	878,661	224,746	878,661	0
2150	HOMELAND SECURITY GRANTS	0	67,720	67,720	3,562	67,720	0
2151	HOUSING DEVELOPMENT FUND	10,000	1,763,854	1,773,854	62,493	1,773,854	0
2152	DEMOCRACY FUND	250,000	65,914	315,914	9,410	315,914	0
2153	MAYORS YOUTH INITIATIVE	168,209	425,362	593,571	0	593,571	0
2155	ECONOMIC DEVELOPMENT MISC REV	213,624	476,404	690,028	0	690,028	0
2159	STREET OUTREACH WORKER PROGRAM	250,000	0	250,000	0	250,000	0
2160	MUNICIPAL ID PRGORAM	0	182,942	182,942	3,007	182,942	0
2165	YNHH HOUSING & ECO DEVELOP	72,901	73,837	146,738	0	146,738	0
2170	LCI AFFORDABLE HOUSING CONST	0	517,551	517,551	0	517,551	0
2173	PRISON REENTRY PROGRAM	0	241	241	26	241	0
2174	ENERGY EFFICIENCY BLOCK GRANT	0	2,532	2,532	0	2,532	0
2177	SMALL & MINORITY BUSINESS DEV	58,209	11,014	69,223	10,000	69,223	0
2179	RT 34 RECONSTRUCTION	0	1,245,770	1,245,770	0	1,245,770	0
2180	PSEG	0	121,437	121,437	1,928	121,437	0

SPECIAL FUND REVEUNE PROJECTION REPORT
FISCAL YEAR 2025-26
DECEMBER

Fund	Fund Description	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 12/31/2025	{4} FY 2025-26 Reveune 12/31/2025	{5} FY 2025-26 Projected Revenue 6/30/2026	{6} Variance Projected v. Budget {3} - {5}
2181	US EPA BROWNFIELDS CLEAN-UP	0	15	15	0	15	0
2182	HUD CHALLENGE GRANT	0	325	325	0	325	0
2184	SEPTEMBER 2011 STORM FUND	0	0	0	0	0	0
2185	BOATHOUSE AT CANAL DOCK	0	615,107	615,107	0	615,107	0
2188	STORM SANDY FUND	0	0	0	0	0	0
2189	RT 34 DOWNTOWN CROSSING	0	876,604	876,604	0	876,604	0
2191	UI STREET LIGHT INCENTIVE	0	143,739	143,739	0	143,739	0
2192	LEGISLATIVE/DEVELOPMENT&POLICY	213,906	0	213,906	0	213,906	0
2193	HEALTH MEDICAL BILLING PROGRAM	0	2,761	2,761	17,738	2,761	0
2194	SMALL BUSINESS INITIATIVE	0	1,049	1,049	0	1,049	0
2197	NEIGHBORHOOD COMMUNITY DEVEL	4,358,838	0	4,358,838	0	4,358,838	0
2199	NEIGHBORHOOD RENEWAL PROGRAM	0	1,445,244	1,445,244	0	1,445,244	0
2213	ANIMAL SHELTER	0	89,870	89,870	390	89,870	0
2214	POLICE N.H. REGIONAL PROJECT	295,101	64,960	360,061	261,950	360,061	0
2216	POLICE YOUTH ACTIVITIES	0	4,643	4,643	0	4,643	0
2217	POLICE EQUIPMENT FUND	0	28,904	28,904	0	28,904	0
2218	POLICE FORFEITED PROP FUND	0	234,720	234,720	71,574	234,720	0
2220	REGIONAL COMMUNICATIONS	704,442	176,808	881,250	770,504	881,250	0
2223	MISC POLICE DEPT STATE GRANTS	31,790	0	31,790	31,790	31,790	0
2224	MISC POLICE DEPT GRANTS	0	27,831	27,831	56,598	27,831	0
2225	MISC POLICE DEPT FEDERAL GRANT	0	142,145	142,145	64,062	142,145	0
2227	JUSTICE ASSISTANCE GRANT PROG	0	547,080	547,080	65,590	547,080	0
2280	LOCAL ASSET FORFEITURE FUND	0	10,759	10,759	0	10,759	0
2281	STATE FORFEITURE FUND	0	848	848	0	848	0
2301	SECOND CHANCE GRANT	0	0	0	0	0	0
2303	SPECIAL VENDING DISTRICT FEES	0	357,707	357,707	17,199	357,707	0
2304	YOUTH AT WORK	676,205	1,758,916	2,435,121	533,858	2,435,121	0
2305	NEIGHBORHOOD COMM IMPROV FUND	0	445,834	445,834	0	445,834	0
2307	RESERVE FOR LITIGATION	0	1,000,000	1,000,000	0	1,000,000	0
2308	CIVILIAN REVIEW BOARD	150,000	301,152	451,152	13,473	451,152	0
2309	POLICE DEPT RENTAL INCOME	0	27,679	27,679	3,780	27,679	0
2310	DIXWELL COMMUNITY HOUSE	800,000	444,676	1,244,676	63,635	1,244,676	0
2311	OFFICE OF SUSTAINABILITY	256,562	0	256,562	0	256,562	0
2314	AMERICAN RESCUE PLAN ACT-CITY	13,520,273	21,481,306	35,001,579	834,623	35,001,579	0
2315	AMERICAN RESCUE PLAN-COUNTIES	0	9,631,402	9,631,402	0	9,631,402	0
2316	CANAL DOCK BOATHOUSE RENT FEE	0	569,290	569,290	109,204	569,290	0
2317	CEO MONITORING PROGRAM	270,524	6,234	276,758	0	276,758	0
2318	COMPASS	625,000	113,130	738,130	625,000	738,130	0
2401	PARKS & RECREATION	0	0	0	0	0	0
2402	COVID19	194,423	0	194,423	(125)	194,423	0
2500	ED LAW ENFORCEMENT RESIST TRAF	335,951	0	335,951	0	335,951	0
2502	YOUTH SERVICE PREVENTION	75,088	0	75,088	0	75,088	0
2503	ED ADULT BASIC CASH	3,105,605	0	3,105,605	1,827,140	3,105,605	0
2504	PRESCHOOL HANDICAPPED	8,076,024	0	8,076,024	29,432	8,076,024	0
2505	VOC. ED. REVOLVING FUND	1,478,586	0	1,478,586	0	1,478,586	0
2508	MODEL LEARN. DISABILITES	124,969	0	124,969	0	124,969	0
2511	INTEGRATED ARTS CURRICULUM	1,392,545	0	1,392,545	289,055	1,392,545	0
2512	LEE H.S. PARENTING	1,375,736	0	1,375,736	680,082	1,375,736	0
2517	MAGNET SCHOOLS ASSISTANCE	2,096,045	0	2,096,045	341,547	2,096,045	0
2518	STATE BILINGUAL ED	655,377	0	655,377	60,659	655,377	0
2521	EDUCATION FOOD SERVICES	15,050,000	0	15,050,000	2,350,840	15,050,000	0
2523	EXTENDED DAY KINDERGARTEN	461,228	0	461,228	408,203	461,228	0
2528	PRIVATE FOUNDATION GRTS	349,017	0	349,017	289,157	349,017	0
2531	EDUCATION CHAPTER I	4,724,314	0	4,724,314	1,451,254	4,724,314	0

SPECIAL FUND REVEUNE PROJECTION REPORT
FISCAL YEAR 2025-26
DECEMBER

Fund	Fund Description	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 12/31/2025	{4} FY 2025-26 Reveune 12/31/2025	{5} FY 2025-26 Projected Revenue 6/30/2026	{6} Variance Projected v. Budget {3} - {5}
2532	EDUCATION HEAD START	5,837,376	0	5,837,376	1,903,485	5,837,376	0
2534	MEDICAID REIMBURSEMENT	173,658	0	173,658	29,281	173,658	0
2538	MISC. EDUCATION GRANTS	0	0	0	0	0	0
2547	EDUCATION JOBS FUND	6,944,559	0	6,944,559	133,330	6,944,559	0
2552	ESSR II	0	1,942	1,942	0	1,942	0
2553	ARP ESSER	0	0	0	0	0	0
2554	ESSER SPECIAL ED	0	0	0	0	0	0
2555	ARP ESSER HOMELESS SERVICES	0	0	0	0	0	0
2556	ARP AFTERSCHOOL GRANT	0	284,006	284,006	19,347	284,006	0
2557	ARPA ESSER SUPPORT	0	0	0	0	0	0
2560	MANUFACTURING PATHWAYS	247,601	0	247,601	55,697	247,601	0
2568	ED HEAD START - USDA	700,759	0	700,759	350,380	700,759	0
2579	84-85 PRIORITY SCHOOLS	4,885,799	0	4,885,799	31,433	4,885,799	0
2925	COMMUNITY DEVEL BLOCK GRANT	3,929,330	3,429,580	7,358,910	83,378	7,358,910	0
2927	CDBG-DISASTER RECOVERY	0	15,688	15,688	0	15,688	0
2930	CARES ACT CDBG-CV	0	208,305	208,305	0	208,305	0
2931	CARES ACT ESG-CV	0	0	0	0	0	0
2932	CARES ACT HOPWA-CV	0	0	0	0	0	0
2933	HOME-ARP	0	4,783,748	4,783,748	0	4,783,748	0
2935	CT DOH CDBG-CV 14.218	0	863,722	863,722	0	863,722	0
	TOTAL	**98,446,206**	**141,749,702**	**240,195,908**	**25,479,695**	**238,196,927**	**1,998,980**

AMERICAN RESCUE PLAN FUNDING
AS Of December 31, 2026

Category	Allocation	Revised Allocations	Cost	PO's	Balance
Youth Engagement	1,500,000	3,990,075	3,990,075	0	0
Clean and Safe	1,500,000	1,385,603	1,336,572	0	49,031
Arts and Culture	1,000,000	894,999	824,999	25,000	45,000
Safe Summer	2,000,000	2,031,484	1,832,922	101,438	97,123
istration and IT Public Safety Infrastr	20,300,000	13,117,089	10,127,227	1,546,199	1,443,663
Community Resilience	8,000,000	7,050,000	4,777,042	1,345,458	927,500
Public Safety OT	4,000,000	11,300,000	11,300,000	0	0
Youth Engagement & Early Childhood	10,000,000	8,246,519	6,412,635	1,505,834	328,050
I'm Home Initiative	18,000,000	16,799,382	12,293,685	1,070,000	3,435,697
Economic and Wealth Creation	4,800,000	4,550,000	4,103,991	82,539	363,471
Arts and Culture (3rd)	1,200,000	1,344,121	1,106,257	0	237,864
Vo-Tech Initiative	8,000,000	5,559,000	3,523,392	455,068	1,580,540
Climate Emergency	5,900,000	4,021,730	2,565,200	1,270,405	186,125
Public Health & Infrastructure	6,000,000	5,727,187	5,087,802	434,659	204,725
New Haven Land Bank	5,000,000	190	190	0	0
FY 2022-23 Revenue Replacement	5,000,000	5,500,000	1,229,389	2,344,851	1,925,759
Public Safety Vehicle	4,100,000	5,792,555	1,499,487	4,293,068	0
Hydrant Replacement and Repairs	400,000	400,132	240,146	159,986	0
Parks and Public Works Equipment	1,300,000	1,300,000	1,300,000	0	0
Literacy and Math Tutoring	3,000,000	4,500,000	3,865,771	634,229	0
Capital Investment FY 2023-2024	0	5,449,934	5,198,623	187,736	63,575
Non-Congregate Shelter for the Homeles	2,000,000	6,848,128	5,587,283	510,845	750,000
FY 2024-2025 Reallocation	0	0	0	0	0
Grand Total	**113,000,000**	**115,808,127**	**88,202,687**	**15,967,317**	**11,638,123**

Investment	Program	YTD-Personnel	YTD Non-Personnel	Total Expenditure
Clean and Safe	Parks and Playground Improvements	$0.00	$709,685.15	$709,685.15
Administration and IT Public Safety Infrastructure	Administrative Expenses	$448,085.82	$959,918.73	$1,408,004.55
Youth Engagement	Expanded Outdoor Adventures through Ranger Program	$0.00	$68,316.92	$68,316.92
Youth Engagement	Extended Summer Camps (1)	$20,958.31	$0.00	$20,958.31
Youth Engagement	Extended Summer Camps (NP)	$0.00	$12,145.35	$12,145.35
Youth Engagement	Counselor in Training Program for Youth @ Work	$0.00	$0.00	$0.00
Youth Engagement	"Grassroots Grants" Program	$0.00	$541,500.00	$541,500.00
Youth Engagement	Youth Driver Safety Program	$0.00	$30,187.35	$30,187.35
Youth Engagement	YARD Neighborhood Pop Ups	$10,034.74	$92,119.54	$102,154.28
Youth Engagement	Youth Summer Concert	$25,375.84	$367,311.44	$392,687.28
Clean and Safe	Neighborhood / Commercial District Enhancements	$6,577.92	$506,073.47	$512,651.39
Clean and Safe	Extended Youth Ambassador Program	$101,676.67	$3,240.61	$104,917.28
Clean and Safe	Citywide Beautification Activities	$8,241.70	$1,076.90	$9,318.60
Arts and Culture	Support for Keynote Events	$0.00	$180,000.00	$180,000.00
Arts and Culture	Expanded Communal Celebrations in Intimate Settings	$0.00	$459,999.00	$459,999.00
Arts and Culture	Expanded Youth Arts Program	$0.00	$90,000.00	$90,000.00
Arts and Culture	Marketing and Promotional Activities	$0.00	$94,999.60	$94,999.60
Safe Summer	Violence Prevention Initiatives	$0.00	$631,272.34	$631,272.34
Safe Summer	Youth Connect	$194,825.53	$2,658.48	$197,484.01
Safe Summer	Health and Wellbeing	$0.00	$299,999.82	$299,999.82
Safe Summer	Support for High-Risk Populations	$0.00	$704,166.18	$704,166.18
Youth Engagement	Youth Summer and Year Round Employment (created 07/14/2022)	$2,934,024.54	-$121,899.35	$2,812,125.19
Youth Engagement	Youth Services ID Assistance Program	$0.00	$10,000.00	$10,000.00
Community Resilience	Community Resilience-Administrative Expenses	$687,000.29	$102,465.48	$705,979.78
Community Resilience	Community Resilience-Homeless	$0.00	$1,464,397.60	$1,464,397.60
Community Resilience	Violence Prevention	$146,552.72	$854,309.53	$1,000,862.25
Community Resilience	Mental Health	$413,766.22	$932,480.48	$1,346,246.70
Community Resilience	Re-entry Services	$0.00	$259,555.94	$259,555.94
Administration and IT Public Safety Infrastructure	Firewall Upgrades	$0.00	$398,157.28	$398,157.28
Administration and IT Public Safety Infrastructure	Datacenter at PD	$0.00	$218,415.65	$218,415.65
Administration and IT Public Safety Infrastructure	Datacenter - 200 Wintergreen	$0.00	$312,415.12	$312,415.12
Administration and IT Public Safety Infrastructure	Axonious (Cyber Security)	$0.00	$0.00	$0.00
Administration and IT Public Safety Infrastructure	COMSTAT Room Equipment	$0.00	$0.00	$0.00
Administration and IT Public Safety Infrastructure	City Facilities - Wi-Fi expansion	$0.00	$288,754.95	$288,754.95
Administration and IT Public Safety Infrastructure	New MCT's and associated equipment for mobile units	$0.00	$747,304.00	$747,304.00
Administration and IT Public Safety Infrastructure	New CAD/RMS systems	$0.00	$2,207,207.13	$2,207,207.13
Administration and IT Public Safety Infrastructure	City Camera Project	$0.00	$3,100,090.09	$3,100,090.09
Administration and IT Public Safety Infrastructure	Bonus for Police Laterals	$0.00	$0.00	$0.00
Administration and IT Public Safety Infrastructure	Quality of Life Supplement Details	$0.00	$0.00	$0.00

Administration and IT Public Safety Infrastructure	Shot Spotter	$0.00	$1,208,833.65	$1,208,833.65
Public Safety OT	Police Overtime FY 22	$2,000,000.00	$0.00	$2,000,000.00
Public Safety OT	Fire Overtime FY 22	$2,000,000.00	$0.00	$2,000,000.00
Youth Engagement & Early Childhood	Expansion Grants	$0.00	$551,680.67	$551,680.67
Youth Engagement & Early Childhood	YARD Neighborhood Pop Ups	$0.00	$225,371.00	$225,371.00
Youth Engagement & Early Childhood	Youth Summer Concert	$0.00	$882,135.64	$882,135.64
Youth Engagement & Early Childhood	Youth Driver Safety Program	$0.00	$0.00	$0.00
Youth Engagement & Early Childhood	Youth Summit	$0.00	$122,732.06	$122,732.06
Youth Engagement & Early Childhood	Youth Employment	$0.00	$0.00	$0.00
Youth Engagement & Early Childhood	Extended Summer Camps & Expanded Outdoor Ranger Program	$0.00	$0.00	$0.00
Youth Engagement & Early Childhood	Extended Summer Camps & Expanded Outdoor Ranger Program **Personnel**	$6,482.78	$0.00	$6,482.78
Youth Engagement & Early Childhood	Early Childhood Challenge Grant (expansion/enhancement)	$0.00	$1,392,474.08	$1,392,474.08
Youth Engagement & Early Childhood	Early Childhood Challenge Grant (small grants)	$0.00	$827,183.80	$827,183.80
Youth Engagement & Early Childhood	Early Childhood Consultant	$0.00	$112,746.97	$112,746.97
Youth Engagement & Early Childhood	Youth Centers	$0.00	$2,291,828.10	$2,291,828.10
Youth Engagement & Early Childhood	FTE Personnel Cost through 12/31/2026	$0.00	$0.00	$0.00
I'm Home Initiative	Down Payment and Closing Cost Assistance Program	$0.00	$599,760.59	$599,760.59
I'm Home Initiative	Homeownership Development Program	$0.00	$660,345.27	$660,345.27
I'm Home Initiative	Rental Development	$0.00	$6,905,000.00	$6,905,000.00
I'm Home Initiative	Marketing and Communications	$0.00	$299,920.55	$299,920.55
I'm Home Initiative	Below Market Registry	$0.00	$0.00	$0.00
I'm Home Initiative	Housing Navigator Program (non-personnel incidentals)	$0.00	$0.00	$0.00
I'm Home Initiative	Security Deposit Assistance Program	$0.00	$2,810,960.91	$2,810,960.91
I'm Home Initiative	FTE Personnel Cost through 12/31/2026	$985,713.34	$31,984.01	$1,017,697.35
Economic and Wealth Creation	DECD Support CT Small Business 2022	$0.00	$1,560,000.00	$1,560,000.00
Economic and Wealth Creation	Neighborhood Commercial Development	$0.00	$1,397,067.55	$1,397,067.55
Economic and Wealth Creation	Financial Empowerment Center Expansion	$0.00	$809,934.17	$809,934.17
Arts and Culture (3rd)	Various Programs	$0.00	$147,200.17	$147,200.17
Economic and Wealth Creation	FTE Personnel Cost through 12/31/2026	$320,515.98	$16,473.01	$336,988.99
Climate Emergency	Building Decarbonization	$0.00	$1,671,730.00	$1,671,730.00
Climate Emergency	Residential Energy Efficiency and Electrification Navigators	$0.00	$329,595.24	$329,595.24
Climate Emergency	FTE Personnel Cost through 12/31/2026	$550,720.39	$13,154.17	$563,874.56
Public Health & Infrastructure	Public Space and Parks improvements	$0.00	$4,197,221.48	$4,197,221.48
Arts and Culture (3rd)	Personnel Arts and Culture	$205,015.11	$4,920.68	$209,935.79
New Haven Land Bank	Development Plan	$0.00	$0.00	$0.00
New Haven Land Bank	Entity Formation and Seed Funding	$0.00	$0.00	$0.00
New Haven Land Bank	Portfolio Acquisitions	$0.00	$189.91	$189.91
Public Health & Infrastructure	Digital Food Service Thermometers	$0.00	$2,445.43	$2,445.43
Public Health & Infrastructure	Syringe Clean-Up and Disposal	$0.00	$43,546.02	$43,546.02
Public Health & Infrastructure	School Nurse Office Equipment	$0.00	$30,546.18	$30,546.18
Public Health & Infrastructure	Workforce Development Plan and Training Program	$0.00	$58,969.12	$58,969.12
Public Health & Infrastructure	Nutritional Program	$0.00	$8,919.91	$8,919.91
Public Health & Infrastructure	Lead Paint Analyzer Machine	$0.00	$42,380.00	$42,380.00
Public Health & Infrastructure	Lead Poisoning Prevention / Healthy Homes Supplies	$0.00	$394,231.71	$394,231.71
Public Health & Infrastructure	Solid Waste Assessment Plan	$0.00	$24,109.37	$24,109.37
Arts and Culture (3rd)	Creative Arts Advancement Program (creative workers and entrepreneurs)	$0.00	$254,519.00	$254,519.00
Arts and Culture (3rd)	Creative Workforce Summit	$0.00	$50,000.00	$50,000.00
Arts and Culture (3rd)	Creative Sector Relief Fund	$0.00	$220,000.00	$220,000.00
Arts and Culture (3rd)	Citywide Arts and Culture Events and Pop-Up Markets	$0.00	$224,602.00	$224,602.00
Administration and IT Public Safety Infrastructure	Revenue Replacement	$0.00	$0.00	$0.00
FY 2022-23 Revenue Replacement	BOE Capital Improvements	$0.00	$1,229,389.44	$1,229,389.44
Climate Emergency	Multifamily Building Electrification	$0.00	$0.00	$0.00
Climate Emergency	Clean Energy Workforce Development	$0.00	$0.00	$0.00
Vo-Tech Initiative	Vocational School/Career Pathways	$0.00	$3,523,391.59	$3,523,391.59
Public Safety Vehicle	Fire Vehicles	$0.00	$0.00	$0.00
Public Safety Vehicle	Police Vehicles	$0.00	$399,489.75	$399,489.75
Hydrant Replacement and Repairs	Fire Hydrant	$0.00	$240,146.19	$240,146.19
Literacy and Math Tutoring	Literacy and Math Tutoring	$0.00	$3,865,770.74	$3,865,770.74
Parks and Public Works Equipment	Parks and Public Works Equipment	$0.00	$1,300,000.00	$1,300,000.00
Capital Investment FY 2023-2024	PSAP Communication Equipment	$0.00	$400,000.00	$400,000.00
Capital Investment FY 2023-2024	Police Radios	$0.00	$445,243.05	$445,243.05
Capital Investment FY 2023-2024	Sidewalks	$0.00	$1,999,504.15	$1,999,504.15
Capital Investment FY 2023-2024	General Storm	$0.00	$650,000.00	$650,000.00
Capital Investment FY 2023-2024	Long Wharf Park Expansion	$0.00	$993,101.88	$993,101.88
Capital Investment FY 2023-2024	General Park Improvements	$0.00	$410,834.17	$410,834.17

Capital Investment FY 2023-2024	Meters	$0.00	$299,940.00	$299,940.00
Capital Investment FY 2023-2024	Commercial Industrial Site Development	$0.00	$0.00	$0.00
Capital Investment FY 2023-2024	Façade Program	$0.00	$0.00	$0.00
Non-Congregate Shelter for the Homeless	Non-Congregate Shelter for the Homeless	$0.00	$4,848,128.25	$4,848,128.25
Non-Congregate Shelter for the Homeless	Non-Congregate Shelter for the Homeless	$0.00	$739,154.64	$739,154.64
Administration and IT Public Safety Infrastructure	Police Pre-Built Storage Armory	$0.00	$238,044.67	$238,044.67
Public Health & Infrastructure	CHA/CHIP	$0.00	$26,423.88	$26,423.88
Public Health & Infrastructure	Accrediatation Consultant	$0.00	$75,015.14	$75,015.14
Public Health & Infrastructure	Opioid Support	$0.00	$183,993.46	$183,993.46
Public Safety Vehicle	Police Vehicles	$0.00	$1,099,996.83	$1,099,996.83
Youth Engagement & Early Childhood	Youth at Work	$0.00	$0.00	$0.00
Revenue Replacement FY25	Revenue Replacement	$0.00	$0.00	$0.00
Public Safety OT	Police Overtime FY 25	$0.00	$5,250,000.00	$5,250,000.00
Public Safety OT	Fire Overtime FY 25	$0.00	$2,050,000.00	$2,050,000.00
ARPA Interest Income	ARPA Interest Income - Financing Use	$0.00	$0.00	$0.00

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2025-0606

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number:

WHEREAS, ISO Claims Partners, Inc. notified the Office of the Corporation Counsel of the City of New Haven that ClaimSearch CMS will be ending its system for reporting the bodily injury claim data of Medicare eligible claimants to the Centers for Medicare & Medicaid Services ("CMS"); and

WHEREAS, ISO Claims Partners, Inc. notified the Office of the Corporation Counsel of the City of New Haven of its new system for Medicare reporting, called MSP Navigator; and

WHEREAS, the Office of Corporation Counsel has reviewed and authorization by the Board of Alders is required for the Mayor to sign the Product & Service Agreement for the MSP Navigator system containing the multi-year term of 36 months with one-year automatic renewals; and

WHEREAS, ISO Claims Partners Inc has a state of Connecticut contract #ADMN2500199; and

WHEREAS, the Office of Corporation Counsel has reviewed and authorization by the Board of Alders is required for the Mayor to sign the Product & Service Agreement for the MSP Navigator system containing the indemnification clause to indemnify, defend and hold harmless ISO Claims Partners, Inc. and its directors, officers, employees and subcontractors from and against any damages, liabilities and expenses (including, but not limited to reasonable attorneys' fees) incurred by ISO Claims Partners, Inc.; and

WHEREAS, the Office of Corporation Counsel anticipates that the new system, MSP Navigator, with ISO Claims Partners, Inc. to be more efficient, reliable, and timely to perform the Mandatory Section 111 claims reporting to CMS; and

WHEREAS, it is expected that the funds are available for these future Service Agreements from line item GF 11331010-56694 in FY 2025-2026 , 2026-2027, 2027-2028 with three (3) one-year renewal options.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven authorizes the execution of a multi-year agreement between the City of New Haven and ISO Claims Partners, Inc. for its MSP Navigator reporting system; and

BE IT FURTHER ORDERED by the Board of Alders of the City of New Haven that the Mayor of the City of New Haven is authorized to execute the Agreement as well as any such additional instruments, indemnities or amendments as necessary or expedient to implement the agreement.
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE OFFICE OF THE CORPORATION COUNSEL TO ENTER INTO A MULTI-YEAR PRODUCT AND SERVICE

AGREEMENT WITH ISO CLAIMS PARTNERS, INC. TO SUBSCRIBE TO MSP NAVIGATOR AND RELATED SERVICES, A SYSTEM FOR REPORTING BODILY INJURY CLAIM DATA OF MEDICATE ELIGIBLE CLAIMANTS TO THE CENTERS FOR MEDICARE & MEDICAID SERVICES (CMS) FOR THE PURPOSE OF FACILITATING CUSTOMER COMPLIANCE WITH SECTION 111 OF MEDICARE, MEDICAID AND SCHIP EXTENSION ACT OF 2007, P.L. 110-173 (“SECTION 111”).

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State, you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: November 6, 2025

Meeting Submitted For: November 17, 2025

Regular or Suspension Agenda: Regular

Submitted By: Patricia King, Corporation Counsel

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE OFFICE OF THE CORPORATION COUNSEL TO ENTER INTO A MULTI-YEAR PRODUCT AND SERVICE AGREEMENT WITH ISO CLAIMS PARTNERS, INC. TO SUBSCRIBE TO MSP NAVIGATOR AND RELATED SERVICES, A SYSTEM FOR REPORTING BODILY INJURY CLAIM DATA OF MEDICATE ELIGIBLE CLAIMANTS TO THE CENTERS FOR MEDICARE & MEDICAID SERVICES (CMS) FOR THE PURPOSE OF FACILITATING CUSTOMER COMPLIANCE WITH SECTION 111 OF MEDICARE, MEDICAID AND SCHIP EXTENSION ACT OF 2007, P.L. 110-173 ("SECTION 111").

Comments: Legistar File ID: LM-2025-0606

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

*** SUSPENSION AGENDA ITEMS MUST BE DISCUSSED WITH PRESIDENT OF BOA***

OFFICE OF THE CORPORATION COUNSEL

165 Church Street 4th Floor, New Haven 06510
Tel: 203.946.7958 Facsimile: 203.946.7942
www.cityofnewhaven.com

Justin Elicker
Mayor

Patricia A. King
Corporation Counsel

November 6, 2025

Alder Tyisha Walker-Myers
President
24th Ward
Board of Alders
165 Church Street
New Haven, CT 06510

RE: Multi-Year Agreement with Product & Service Agreement with ISO Claims Partners, Inc to subscribe to MSP Navigator Service
FY 2025-2028

Dear Honorable President:

The Office of the Corporation Counsel respectfully requests authorization to enter into a multi-year Product & Service Agreement with a system for reporting bodily injury claim data of Medicare eligible claimants to the Center for Medicare & Medicaid Services ("CMS") for the purposes of facilitating customer compliance with Section 111 of Medicare, Medicaid and SCHIP Extension Act 2007, P.L. 110-173 ("Section 111").

This Office received notification from ISO Claims Partners, Inc. that its current system, ClaimSearch CMS, will no longer be in use commencing the first quarter of 2026, and that they had a new, robust, and more efficient system for Medicare reporting, called MSP Navigator.

The funds for the first year of this Agreement are available from the FY 2025-2026 General Fund Budget 11331010-56694 and are expected to be available from that line item in future budgets, for the years requested.

I will be glad to provide the Board with any other information concerning this Agreement. I can be reached directly at 203-668-9282 or at pking@newhavenct.gov. Thank you and hope for your favorable consideration regarding this matter.

Very truly yours,

Patricia A. King

cc: Roderick Williams, Deputy Corporation Counsel
Catherine LaMarr, Deputy Corporation Counsel
Michelle Duprey, Deputy Corporation Counsel
Paula Pernal, Executive Assistant

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE OFFICE OF THE CORPORATION COUNSEL TO ENTER INTO A MULTI-YEAR PRODUCT AND SERVICE AGREEMENT WITH ISO CLAIMS PARTNERS, INC. TO SUBSCRIBE TO MSP NAVIGATOR AND RELATED SERVICES, A SYSTEM FOR REPORTING BODILY INJURY CLAIM DATA OF MEDICATE ELIGIBLE CLAIMANTS TO THE CENTERS FOR MEDICARE & MEDICAID SERVICES (CMS) FOR THE PURPOSE OF FACILITATING CUSTOMER COMPLIANCE WITH SECTION 111 OF MEDICARE, MEDICAID AND SCHIP EXTENSION ACT OF 2007, P.L. 110-173 ("SECTION 111").

..body
WHEREAS, ISO Claims Partners, Inc. notified the Office of the Corporation Counsel of the City of New Haven that ClaimSearch CMS will be ending its system for reporting the bodily injury claim data of Medicare eligible claimants to the Centers for Medicare & Medicaid Services ("CMS"); and

WHEREAS, ISO Claims Partners, Inc. notified the Office of the Corporation Counsel of the City of New Haven of its new system for Medicare reporting, called MSP Navigator; and

WHEREAS, the Office of Corporation Counsel has reviewed and authorization by the Board of Alders is required for the Mayor to sign the Product & Service Agreement for the MSP Navigator system containing the multi-year term of 36 months with one-year automatic renewals; and

WHEREAS, ISO Claims Partners Inc has a state of Connecticut contract #ADMN2500199; and

WHEREAS, the Office of Corporation Counsel has reviewed and authorization by the Board of Alders is required for the Mayor to sign the Product & Service Agreement for the MSP Navigator system containing the indemnification clause to indemnify, defend and hold harmless ISO Claims Partners, Inc. and its directors, officers, employees and subcontractors from and against any damages, liabilities and expenses (including, but not limited to reasonable attorneys' fees) incurred by ISO Claims Partners, Inc.; and

WHEREAS, the Office of Corporation Counsel anticipates that the new system, MSP Navigator, with ISO Claims Partners, Inc. to be more efficient, reliable, and timely to perform the Mandatory Section 111 claims reporting to CMS; and

WHEREAS, it is expected that the funds are available for these future Service Agreements from line item GF 11331010-56694 in FY 2025-2026 , 2026-2027, 2027-2028 with three (3) one-year renewal options.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven authorizes the execution of a multi-year agreement between the City of New Haven and ISO Claims Partners, Inc. for its MSP Navigator reporting system; and

BE IT FURTHER ORDERED by the Board of Alders of the City of New Haven that the Mayor of the City of New Haven is authorized to execute the Agreement as well as any such additional instruments, indemnities or amendments as necessary or expedient to implement the agreement.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: November 6, 2025

FROM: Department/Office Corporation Counsel

Person Patricia King Telephone 203-946-7951

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE OFFICE OF THE CORPORATION COUNSEL TO ENTER INTO A MULTI-YEAR PRODUCT AND SERVICE AGREEMENT WITH ISO CLAIMS PARTNERS, INC. TO SUBSCRIBE TO MSP NAVIGATOR AND RELATED SERVICES, A SYSTEM FOR REPORTING BODILY INJURY CLAIM DATA OF MEDICATE ELIGIBLE CLAIMANTS TO THE CENTERS FOR MEDICARE & MEDICAID SERVICES (CMS) FOR THE PURPOSE OF FACILITATING CUSTOMER COMPLIANCE WITH SECTION 111 OF MEDICARE, MEDICAID AND SCHIP EXTENSION ACT OF 2007, P.L. 110-173 ("SECTION 111")

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

Revised 9/10/2024

FISCAL IMPACT STATEMENT

DATE:	November 6, 2025		
FROM (Dept.):	Corporation Counsel		
CONTACT:	Patricia King	**PHONE**	203-946-7151

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE OFFICE OF THE CORPORATION COUNSEL TO ENTER INTO A MULTI-YEAR PRODUCT AND SERVICE AGREEMENT WITH ISO CLAIMS PARTNERS, INC. TO SUBSCRIBE TO MSP NAVIGATOR AND RELATED SERVICES, A SYSTEM FOR REPORTING BODILY INJURY CLAIM DATA OF MEDICATE ELIGIBLE CLAIMANTS TO THE CENTERS FOR MEDICARE & MEDICAID SERVICES (CMS) FOR THE PURPOSE OF FACILITATING CUSTOMER COMPLIANCE WITH SECTION 111 OF MEDICARE, MEDICAID AND SCHIP EXTENSION ACT OF 2007, P.L. 110-173 ("SECTION 111").

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	**$0**	**$0**	**$0**	
B. Non-personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	**$5,000**	**$0**	**$0**	**11331010-56694**

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO ☐
YES ☐

1. One-time

2. Annual

Other Comments:

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: Board of Alders **File Type:** Order

Agenda Number:

WHEREAS, the Housing Authority of New Haven/Elm City Communities ("ECC") ECC was the recipient of a United States Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant for the planning for the redevelopment of the former Church Street South properties (the "Site"), and, working with the City of New Haven ("City") and neighborhood groups, has created a Transformation Plan (the "Transformation Plan") for the redevelopment of the Site; and

WHEREAS, HUD administers the Choice Neighborhoods Initiative to support the transformation of distressed neighborhoods into sustainable, mixed-income communities; and

WHEREAS, the Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity; and

WHEREAS, the City, in particular, the Site and the surrounding areas, suffer from aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options; and

WHEREAS, HUD is making competitive grants available under authorized funding through its Choice Neighborhoods Initiative program which would enable the implementation of an initial phase of the Transformation Plan (the "CNI Grant"); and

WHEREAS, the City and ECC have elected to partner and to serve as co-applicants to pursue a CNI Grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Site; and

WHEREAS, ECC will serve as the Lead Applicant for the HUD CNI Grant; and

WHEREAS, the City of New Haven will serve as a Co-Applicant in partnership with ECC; and

WHEREAS, a Memorandum of Understanding (MOU) will clearly define the roles and responsibilities of Elm City Communities (Lead Applicant) and the City of New Haven (Co-Applicant) as required by HUD.

NOW THEREFORE BE IT ORDERED by the Board of Alders that the City of New Haven is hereby authorized to apply for and accept a grant in an amount not to exceed Twenty-Six Million Dollars and Zero Cents ($26,000,000.00) or any lesser amount as may be awarded by HUD; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven (the "Mayor") is hereby authorized, to act as the City's authorized representative to execute and file a grant application with the HUD and provide such additional information as may be required by HUD in connection with the City's grant application; and

BE IT FURTHER RESOLVED THAT the Mayor is authorized to enter into and to execute and deliver a grant agreement and is further authorized to execute and deliver any other documents or instruments as may be required by HUD or as may be necessary expedient to effectuate the City's application for and acceptance of the grant, and to execute and deliver any multiyear

memorandum of understanding, amendments and revisions to such documentation as may be required by HUD with respect thereto, which documentation may include an indemnity of HUD by the City.

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: January 14, 2026

Meeting Submitted For: January 20, 2026

Regular or Suspension Agenda: Regular

Submitted By: Arlevia T. Samuel, Deputy EDA

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

Comments: Legistar File ID: LM-2026-0009

Coordinator's Signature: DocuSigned by: Michael Piscitelli

Controller's Signature (if grant): kristy Sampieri

Mayor's Office Signature:

Call (203) 927-0802 or email aswzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

Arlevia T. Samuel, Deputy, Economic Development Administrator

City of New Haven

Economic Development

HOUSING ADMINISTRATION AND DEVELOPMENT

165 Church Street

New Haven, Connecticut 06510

Michael Piscitelli, AICP
Economic Development Administrator

January 8, 2026

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

Re: **ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH**

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution authorizing the application for and acceptance of an implementation grant between the City of New Haven, Elm City Communities and the United States Department of Housing and Urban Development (HUD) under the Choice Neighborhood Implementation grant for Union Square f/k/a Church Street South project. This up to $26 million grant request aims to assist in the implementation to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity.

The Memorandum Of Understanding (MOU) affirms our commitment to collaborate with the designated People Partner to ensure full integration of Housing, People, and Neighborhood strategies in accordance with HUD requirements to implement the Transformation Plan as developed under the earlier Choice Neighborhoods Initiative planning grant.

The City recognizes aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options have created significant challenges for the City of New Haven and Elm City Communities in meeting the needs of residents.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-6437.

Respectfully submitted,

Arlevia T. Samuel
Deputy, Economic Development Administrator
Housing Administration and Development

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

..body

WHEREAS, the Housing Authority of New Haven/Elm City Communities ("ECC") ECC was the recipient of a United States Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant for the planning for the redevelopment of the former Church Street South properties (the "Site"), and, working with the City of New Haven ("City") and neighborhood groups, has created a Transformation Plan (the "Transformation Plan") for the redevelopment of the Site; and

WHEREAS, HUD administers the Choice Neighborhoods Initiative to support the transformation of distressed neighborhoods into sustainable, mixed-income communities; and

WHEREAS, the Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity; and

WHEREAS, the City, in particular, the Site and the surrounding areas, suffer from aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options; and

WHEREAS, HUD is making competitive grants available under authorized funding through its Choice Neighborhoods Initiative program which would enable the implementation of an initial phase of the Transformation Plan (the "CNI Grant"); and

WHEREAS, the City and ECC have elected to partner and to serve as co-applicants to pursue a CNI Grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Site; and

WHEREAS, ECC will serve as the Lead Applicant for the HUD CNI Grant; and

WHEREAS, the City of New Haven will serve as a Co-Applicant in partnership with ECC; and

WHEREAS, a Memorandum of Understanding (MOU) will clearly define the roles and responsibilities of Elm City Communities (Lead Applicant) and the City of New Haven (Co-Applicant) as required by HUD.

NOW THEREFORE BE IT ORDERED by the Board of Alders that the City of New Haven is hereby authorized to apply for and accept a grant in an amount not to exceed Twenty-Six Million Dollars and Zero Cents ($26,000,000.00) or any lesser amount as may be awarded by HUD; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven (the "Mayor") is hereby authorized, to act as the City's authorized representative to execute and file a grant application with the HUD and provide such additional information as may be required by HUD in connection with the City's grant application; and

BE IT FURTHER RESOLVED THAT the Mayor is authorized to enter into and to execute and deliver a grant agreement and is further authorized to execute and deliver any other documents or instruments as may be required by HUD or as may be necessary expedient to effectuate the City's application for and acceptance of the grant, and to execute and deliver any multiyear memorandum of understanding, amendments and revisions to such documentation as may be required by HUD with respect thereto, which documentation may include an indemnity of HUD by the City.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **Alder Carmen Rodriguez**

WARD #6

DATE: **JANUARY 8, 2026**

FROM: Department/Office ED/HOUSING ADMINISTRATION & DEVELOPMENT
Person Cathy Schroeter Telephone 203/946-8274

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

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 alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	JANUARY 8, 2026		
FROM (Dept.):	ECONOMIC DEVELOPMENT		
CONTACT:	Cathy Schroeter (ccarbona@newhavenct.gov)	**PHONE**	(203) 946-8274

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	**$0**	**$0**	**$0**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$0**	
3. Annual	**$0**	**$0**	**$0**	
B. Non-personnel	**$0**	**$0**	**$**	
1. Initial start up	**$0**	**$0**	**$0**	
2. One-time	**$0**	**$0**	**$1,300,000**	**CP Housing Dev FY28 and/or Other***
3. Annual	**$0**	**$0**	**$0**	

***Comments:** **Match 5% of award by end of grant period to the project or surrounding area. Match will be non-federal and can be program, development, services in nature.**

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO	**X**
YES	

1. One-time **$**

2. Annual **$**

Other Comments: This one-time grant from HUD provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety based on the CNI Planning grant. Only municipalities and housing agencies that receive CNI Planning

grant are eligible. Elm City Communities (ECC) will be the fiscal agent on this grant as Lead Applicant.

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

MARCH 2026

PROGRAM NAME: CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT

(X) NEW ( ) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $26,000,000

FUNDING SOURCE: UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PURPOSE OF PROGRAM: AFFORDABLE HOUSING

BRIEF SUMMARY OF CITY'S PROPOSAL:
Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity at Union Square site fka Church Street South; and

MATCH REQUIREMENT FROM GENERAL FUND (if any): None

ALLOWABLE INDIRECT COST: None

DEPARTMENT SUBMITTING APPLICATION: Office of Economic Development in partnership with Elm City Communities

CONTACT PERSON: Arlevia T. Samuel, Deputy EDA
asamuel@newhavenct.gov (203) 946-6437
or
Cathy Schroeter, Deputy Admin Services
ccarbona@newhavenct.gov

DATE: January 8, 2026

GRANT SUMMARY	
Grant Title:	Choice Neighborhood Implementation Grant
MUNIS #:	**TBD**
City Department:	Economic Development – Housing Administration and Development Division
City Contact Person & Phone:	Arlevia T. Samuel, Deputy Administrator 203-946-6437
Funding Level:	Up to $26m
Funding Period:	TBD
Funding Source:	United States Housing And Urban Development
Funding Source **Contact Person & Phone**	TBD
Purpose of Program:	Implementation Grant
Personnel (salary):	None
Personnel (Worker's Comp):	None
Personnel (Med. Benefit):	None
Non-Personnel (total):	None
Non-Personnel (M & U):	None
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	N/A
Reporting requirements: **Fiscal**	Quarterly
Reporting requirements: **Programmatic**	Quarterly
Due date of first report:	TBD
Audit Requirements:	Single

Arlevia T. Samuel, Deputy,
Economic Development Administrator

City of New Haven

Economic Development

HOUSING ADMINISTRATION AND DEVELOPMENT

165 Church Street

New Haven, Connecticut 06510

Michael Piscitelli, AICP
Economic Development Administrator

EXECUTIVE SUMMARY

Grant Name: Choice Neighborhoods Implementation
Department: Economic Development
Date: January 13, 2026

Funding Request: Up to **$26,000,000**

The Housing Authority of New Haven/Elm City Communities ("ECC") previously received a United States Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant to develop a comprehensive Transformation Plan for the redevelopment of the former Church Street South properties (the "Site"). Working collaboratively with the City of New Haven ("City") and neighborhood stakeholders, ECC has finalized this plan to guide revitalization efforts.

The Choice Neighborhoods Implementation Grant (CNI Grant) provides critical funding to:

- Replace distressed public and assisted housing with high-quality, mixed-income housing.
- Improve outcomes for residents in areas such as education, employment, and health.
- Create conditions that foster public safety, quality education, and economic opportunity.

The City and surrounding neighborhoods face significant challenges, including aging public housing stock, escalating construction costs, and growing demand for safe, affordable housing. HUD's competitive CNI Grant program offers an opportunity to address these challenges by implementing the initial phase of the Transformation Plan.

ECC will serve as Lead Applicant, with the City of New Haven as Co-Applicant, in a strategic partnership to pursue this funding. Together, they aim to transform the Site and surrounding community into a vibrant, sustainable neighborhood that promotes equity and opportunity. ECC will also act as the fiscal agent for this grant, ensuring proper financial management and compliance with HUD requirements.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

Joint Submission Packet

City of New Haven & Housing Authority of the City of New Haven (d/b/a Elm City Communities)

Date: _____, 2026

[Joint Cover Memorandum]

To: United States Department of Housing and Urban Development (HUD)

From: Justin Elicker, Mayor, City of New Haven, Connecticut

Shenae Draughn, President, Housing Authority of the City of New Haven (d/b/a Elm City Communities)

Date: _____, 2026

Subject: Memorandum of Understanding and Authorizing Resolutions – Choice Neighborhoods Implementation (CNI) Grant

On behalf of the City of New Haven ("City") and the Housing Authority of the City of New Haven (d/b/a Elm City Communities) ("ECC"), we are pleased to submit the enclosed Memorandum of Understanding ("MOU") designating ECC as the lead applicant and the City as co-applicant for the Choice Neighborhoods Implementation grant ("CNI Grant").

This MOU sets forth the roles and responsibilities of the parties, including ECC's leadership of the Housing workstream, the City's leadership of the Neighborhood workstream, and the Parties' shared coordination of land use, zoning, and infrastructure matters, along with joint decision-making on governance, budget, and all major programmatic and financial matters. The MOU also affirms our commitment to collaborate with the designated People Partner to ensure full integration of Housing, People, and Neighborhood strategies in accordance with HUD requirements in order to implement the Transformation Plan as developed under the earlier Choice Neighborhoods Initiative planning grant.

In addition to the MOU, we are submitting certified copies of the resolutions adopted by the ECC Board of Commissioners and the New Haven Board of Alders authorizing execution of the MOU and participation in the CNI Grant as co-applicants, with ECC as the lead applicant.

We appreciate HUD's consideration of this application and look forward to working together to achieve transformational outcomes for residents and the community.

Respectfully submitted,

CITY OF NEW HAVEN

By:_____
Justin Elicker
Mayor

Housing Authority of the City of New Haven
d/b/a Elm City Communities

By:_____
Shenae Draughn
President

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made entered into and made effective this ___ day of _____, 2026 (the "Effective Date"), by and between the **CITY OF NEW HAVEN**, a municipal corporation organized and existing pursuant to the Connecticut General Statutes, with a chief executive office located at 165 Church Street, New Haven, Connecticut 06510 (the "City"), and the **HOUSING AUTHORITY OF THE CITY OF NEW HAVEN** (d/b/a Elm City Communities), with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 ("ECC" and, with the City, the "Parties").

RECITALS:

ECC is the owner of (a) that certain real property and improvements located thereon identified as the Robert T. Wolfe Apartments located at 49 Union Avenue, New Haven, Connecticut, and (b) the real property formerly known as the Church Street South Apartments as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (collectively, the "ECC Property").

The City is the owner of those certain parcels of land identified in Exhibit B attached hereto and incorporated herein by this reference (the "City Property" and, with the ECC Property, the "Property").

ECC was the recipient of a United State Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant for the planning for the redevelopment of the Property, and, working with the City and neighborhood groups, has created a Transformation Plan for the redevelopment of the Property.

The City and ECC have jointly determined to pursue a Choice Neighborhoods Initiative implementation grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Property (the "CNI Grant").

The Parties recognize that the CNI program requires a comprehensive approach to Housing, People, and Neighborhood strategies.

The City and ECC desire to formalize their roles and responsibilities with respect to the CNI Grant and the project(s) contemplated thereby, to ensure successful application, administration, and implementation of the CNI Grant.

The Parties further recognize the need for joint decision-making, accountability, and meaningful resident and stakeholder engagement throughout the CNI Grant implementation process, and desire to set forth the same.

NOW, THEREFORE, the Parties hereby enter into this Memorandum of Understanding ("MOU") and hereby agree as set forth hereinbelow.

I. Purpose

The purpose of this MOU is to set forth the agreement between the Parties regarding their collaboration and shared responsibilities in applying for and administering the CNI Grant. ECC will serve as the lead applicant and the City as the co-applicant for the CNI Grant and will share the obligations and responsibilities with respect to the CNI Grant as set forth hereinbelow.

II. Roles and Responsibilities

The Parties shall have the roles and responsibilities as follows.

A. City of New Haven

The City shall serve as co-applicant for the CNI Grant. If awarded, the City will lead the Neighborhood Workstream, including infrastructure planning, public facilities, public safety improvements, and neighborhood-serving investments. The City, acting through the Economic Development Administration, will also serve as the lead public agency for coordination of Early Action Activities. In addition, the City will participate actively in all housing, neighborhood, and people workstreams, including redevelopment planning, community engagement, and interdepartmental coordination. The City shall also provide timely review and processing of all permit applications consistent with City ordinances and applicable statutory requirements.

B. Elm City Communities (ECC)

ECC shall serve as the lead applicant and primary housing entity. If awarded, ECC will lead the Housing Workstream, including redevelopment, relocation, property management transitions, and compliance activities. ECC will also serve as the fiscal agent for the CNI Grant and administer all grant funds allocated to ECC and its designated development partners. In addition, ECC will lead all housing-related procurement, design, financing, and construction coordination. ECC shall further coordinate closely with the City on all zoning, land use, infrastructure, environmental, and permitting activities that affect the redevelopment.

C. Joint Responsibilities

ECC and the City shall share joint responsibility for governance as described in Exhibit C to this MOU. In addition, they shall share joint responsibility for the following:

1. Land Use, Zoning, and Infrastructure Coordination: ECC and the City shall jointly plan, coordinate, and approve land use strategies, zoning needs, infrastructure design, and public facility improvements needed to support the Transformation Plan. The City shall manage the formal approval processes, while ECC shall lead the technical planning and development requirements.

2. Budget Approval: ECC and the City shall jointly approve the CNI Implementation budget and all modifications thereto.

3. Major Decisions: ECC and the City shall jointly approve all major programmatic, financial, implementation, and development decisions, in support of the Transformation Plan, consistent with the governance structure outlined in Exhibit C. Material deviations from the Transformation Plan shall be jointly approved, consistent with the governance structure outlined in Exhibit C.

4. People Workstream: ECC and the City shall jointly oversee and coordinate with the Community Action Agency, the designated People Partner, on all activities related to the People Workstream.

5. Community Engagement: ECC and the City shall work collaboratively to ensure ongoing, inclusive engagement with residents, neighborhood stakeholders, and community partners.

6. Compliance & Reporting: ECC and the City shall jointly comply with all HUD requirements, including fair housing obligations, Section 3 participation, and all reporting obligations associated with the CNI Grant.

III. Site Control

a. Ownership of City Parcels. The City hereby confirms that it is the fee simple owner of the City Parcels as of the Choice Neighborhoods application due date, and that such ownership constitutes site control, as that term is defined in the Choice Neighborhoods Notice of Funding Opportunity. The City is the co-Applicant for the CNI Grant. The City Parcels are proposed for replacement housing under the Transformation Plan.

b. Duration of Site Control

The City hereby certifies that site control of the City Parcels will be maintained through the later of (i) the end of the Choice Neighborhoods grant term, or (ii) the date on which all replacement housing to be developed on the City Parcels is constructed or rehabilitated, unless otherwise approved by HUD.

c. Permissible Methods of Maintaining Site Control

The City acknowledges that, consistent with the Choice Neighborhoods Notice of Funding Opportunity, site control of the City Parcels may be maintained in one of the following ways, provided that site control remains continuous and vested in an eligible party: (a) the City may retain ownership of the City Parcels and provide site control through a legally binding instrument, including a ground lease or development

agreement, in favor of the Lead Applicant, Co-Applicant (if any), the Housing Implementation Entity, or an entity controlled in whole or in part by the Housing Implementation Entity, or (b) the City may convey, ground lease, or otherwise transfer an interest in one or more of the City Parcels to an entity controlled as a whole or in part by the Housing Implementation Entity, provided that such entity maintains site control for the required duration and that there is no interruption in site control for purposes of HUD compliance.

d. Intended Use

The City affirms that the City Parcels are proposed for use as replacement housing under the Transformation Plan.

IV. Term

The term of this MOU shall commence on the Effective Date and shall remain in effect through the later to occur of the following: (i) five years from the Effective Date; or (ii) , if awarded, the expiration date of the CNI Grant. The Parties agree that the terms and obligations of this MOU shall be incorporated into subsequent definitive and binding Agreements, including but not limited to a Cooperation Agreement ("Coop Agreement") and a Development and Land Disposition Agreement ("DLDA") (collectively the "Definitive Agreements") to be approved by the ECC Board of Commissioners and City Board of Alders. .

V. Scope of Agreement

This MOU reflects intent to collaborate by the City and ECC and does not create binding legal obligations beyond those identified herein or as provided in subsequent Definitive Agreements approved by both ECC Board of Commissioners and City Board of Alders.

VI. Authority

Each of the undersigned hereby certifies that they are duly authorized to execute this certification on behalf of their respective organizations.

[SIGNATURE PAGE FOLLOWS]

Executed this __ day of _____, 2026.

City of New Haven

By: _____
Justin Elicker
Mayor

Date: _____

Approved as to form and Correctness.

_____
Michael J. Pinto
Assistant Corporation Counsel

Housing Authority of the City of New Haven
d/b/a Elm City Communities

By: _____
Shenae Draughn
President

Date: _____

Exhibit A:
The ECC Properties

City of New Haven Assessor's Map 237, Block 86, Lot 100, Map 238, Block 86, Lot 300, Map 238, Block 86, Lot 200, Map 238, Block 84, Lot 400.

Exhibit B
The City Properties

City of New Haven Assessor's Map 237, Block 86, Lot 500.

Exhibit C: Governance Structure (Summary)

The overall project shall be jointly governed by an Executive/Steering Committee co-chaired by the City and ECC. The Executive/Steering Committee shall be responsible for CNI Grant oversight, major decisions, and accountability to HUD.

The Executive/Steering Committee shall have oversight responsibility for the following working groups:

1. Housing Working Group: Led by ECC, responsible for oversight of redevelopment efforts, relocation activities, housing design and construction coordination, and housing compliance.

2. Neighborhood Working Group: Led by the City, and responsible for coordinating infrastructure development, zoning and land use processes, public facilities, and neighborhood improvements. All land use, zoning, and infrastructure matters shall be coordinated jointly with ECC, consistent with the shared responsibilities outlined in Section II(C).

3. People Working Group: Led by the designated People Partner, Community Action Agency of New Haven, responsible for oversight of resident services, education, workforce development, and health initiatives.

4. Community Advisory / Resident Council: Comprised of resident leaders and neighborhood stakeholders, responsible for ensuring that resident voices inform decisions and engagement across all workstreams.

EXHIBIT D
Cooperation Agreement – Term Sheet

TERM SHEET
TAX ABATEMENT
UNION SQUARE PHASE 1

PURPOSE:	**REAL PROPERTY TAX ABATEMENT**
PARTIES:	(a) The City of New Haven (b) Housing Authority of the City of New Haven (c) The Glendower Group, Inc., and its affiliated Single Purpose Entities
PROPERTY ADDRESSES:	(A) Tax Assessor's Map 237, Block 86, Lot 100 (B) Tax Assessor's Map 238, Block 86, Lot 300 (C) Tax Assessor's Map 238, Block 86, Lot 200, (D) Tax Assessor's Map 238, Block 84, Lot 400 (E)) Tax Assessor's Map 237, Block 86, Lot 500 (F) Robert T. Wolfe Apartments, located at 49 Union Avenue all in New Haven, Connecticut.
PROJECT:	Union Square Transformation, Phase 1
PROJECT DESCRIPTION:	Approximately 538 residential units and approximately 21,000 square feet of non-residential retail space. Units include a full range of unit sizes, including studios, one-bedroom, two-bedroom, and larger family-sized units, ensuring that the development serves households of varying sizes and compositions.
UNIT AFFORDABILITY MIX:	40 to 50 percent affordable housing and 50 to 60 percent market-rate housing
TERM OF TAX AGREEMENT:	39 years from date of issuance of certificate of occupancy; full abatement during construction. Subject to LISHTA

	process approval and Board of Alders ("BOA") approval
BASE RATE OF TAXES FOR AFFORDABLE UNITS:	$650.00 per unit per year. Subject to LISHTA process approval and BOA approval
ESCALATION RATE:	Three percent (3%) annually, compounded, provided, however, in no event shall the Base Rate, increased by the Escalation Rate, be an amount which exceeds the amount of real property taxes which would, but for the Tax Agreement, otherwise be payable with respect to the Affordable Units.
TAX RATE FOR MARKET RATE UNITS:	As assessed by Assessor
TAX RATE FOR LEASED COMMERCIAL SPACE:	As assessed by Assessor
SPECIAL NOTE REGARDING ROBERT T. WOLFE, 49 UNION AVENUE	Agreement will need to provide for a phase in of tax abatement for this parcel as it is subject to an existing Coop Agreement, currently occupied, and its redevelopment will occur such that it is interspersed with other buildings on the Project Site and integrated into the Project as part of Phase 1.

ECC Board Resolution

Housing Authority of the City of New Haven

d/b/a Elm City Communities

Resolution Number 01-__/26-S

AUTHORIZATION OF SUBMISSION OF AN APPLICATION WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AS LEAD APPLICANT FOR THE FY 2025 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT FOR UNION SQUARE AND, SUBJECT TO CITY APPROVAL, AUTHORIZING THE CITY OF NEW HAVEN TO SERVE AS CO-APPLICANT AND NEIGHBORHOOD IMPLEMENTATION ENTITY

WHEREAS, the Housing Authority of the City of New Haven, doing business as Elm City Communities ("ECC" or the "Authority"), is a public body corporate and politic organized under the laws of the State of Connecticut and authorized to apply for and administer federal grants in furtherance of its mission to preserve and expand affordable housing and advance comprehensive community redevelopment; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has issued a Notice of Funding Opportunity for the FY 2025 Choice Neighborhoods Implementation Grant Program (the "CNI Program"); and

WHEREAS, ECC proposes to submit an application, as the Lead Applicant, for Choice Neighborhoods Implementation funding for the Union Square Transformation Plan, a comprehensive initiative that includes housing redevelopment, neighborhood improvements, and people-focused supportive services; and

WHEREAS, the City of New Haven owns certain parcels of land within the Union Square neighborhood on which elements of the proposed redevelopment and neighborhood improvements are planned to occur, and has indicated its intent to support the Transformation Plan through the provision of local leverage, including but not limited to property tax abatements, land disposition or ground leasing, infrastructure investment, and other municipal support, subject to required City approvals; and

WHEREAS, ECC proposes that, subject to approval by the City of New Haven, the City serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant and, if awarded, serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood-level investments and activities consistent with the approved Transformation Plan; and

WHEREAS, the Board of Commissioners has determined that this proposed structure, subject to City approval, is in the best interests of the Authority and will strengthen the

competitiveness and successful implementation of the Union Square Choice Neighborhoods application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. The Board of Commissioners hereby authorizes the Housing Authority of the City of New Haven, d/b/a Elm City Communities to submit, as Lead Applicant, an application to HUD for the FY 2025 Choice Neighborhoods Implementation Grant for the Union Square Transformation Plan; and

2. The Board of Commissioners hereby authorizes, subject to approval by the City of New Haven (the "City"), the City to serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant; and

3. The Board of Commissioners further authorizes, subject to approval by the City of New Haven, the City to serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood improvements and leveraging City-owned land and municipal resources in accordance with HUD requirements and the approved Transformation Plan; and

4. The President of the Housing Authority of the City of New Haven, or any other officer designated by the President (the "Authorized Officers"), be and hereby is authorized and directed to negotiate, execute, deliver and submit all applications, certifications, assurances, memoranda of understanding, co-applicant agreements, and other documents required by HUD or necessary to effectuate the roles of the Housing Authority of the City of New Haven and the City of New Haven, upon receipt of all required City approvals; and

5. In the event the Choice Neighborhoods Implementation Grant is awarded, and subject to all required approvals, the Authorized Officers are authorized to accept the grant award and to execute any grant agreements and related documents required by HUD; and

6. All actions previously taken by officers, employees, or agents of the Housing Authority of the City of New Haven in furtherance of preparing the FY 2025 Choice Neighborhoods Implementation Grant application for Union Square are hereby ratified, confirmed, and approved.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted my a majority of Commissioners present at a meeting duly called at which a quorum was present, on January 20, 2025.

_____
Shenae Draughn
Secretary/President

_____
Date

REVIEWED BY:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

Order of the New Haven Board of Alders

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

WHEREAS, the Housing Authority of New Haven/Elm City Communities ("ECC") ECC was the recipient of a United States Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant for the planning for the redevelopment of the former Church Street South properties (the "Site"), and, working with the City of New Haven ("City") and neighborhood groups, has created a Transformation Plan (the "Transformation Plan") for the redevelopment of the Site; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Choice Neighborhoods Initiative to support the transformation of distressed neighborhoods into sustainable, mixed-income communities; and

WHEREAS, the Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity; and

WHEREAS, the City, in particular, the Site and the surrounding areas, suffer from aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options; and

WHEREAS, HUD is making competitive grants available under authorized funding through its Choice Neighborhoods Initiative program which would enable the implementation of an initial phase of the Transformation Plan (the "CNI Grant"); and

WHEREAS, the City and ECC have elected to partner and to serve as co-applicants to pursue a CNI Grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Site; and

WHEREAS, ECC will serve as the Lead Applicant for the HUD CNI Grant; and

WHEREAS, the City of New Haven will serve as a Co-Applicant in partnership with ECC; and

WHEREAS, a Memorandum of Understanding (MOU) will clearly define the roles and responsibilities of Elm City Communities (Lead Applicant) and the City of New Haven (Co-Applicant) as required by HUD; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders that the City of New Haven is hereby authorized to apply for and accept a grant in an amount not to exceed Twenty-Six Million Dollars and Zero Cents ($26,000,000.00) or any lesser amount as may be awarded by HUD.

AND BE IT FURTHER RESOLVED THAT the Mayor of the City of New Haven (the "Mayor") is hereby authorized, to act as the City's authorized representative to execute and file a grant application with the HUD and provide such additional information as may be required by HUD in connection with the City's grant application.

AND BE IT FURTHER RESOLVED THAT the Mayor is authorized to enter into and to execute and deliver a grant agreement and is further authorized to execute and deliver any other documents or instruments as may be required by HUD or as may be necessary expedient to effectuate the City's application for and acceptance of the grant, and to execute and deliver any multiyear memorandum of understanding, amendments and revisions to such documentation as may be required by HUD with respect thereto, which documentation may include an indemnity of HUD by the City.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

Joint Submission Packet

City of New Haven & Housing Authority of the City of New Haven (d/b/a Elm City Communities)

Date: _____, 2026

[Joint Cover Memorandum]

To: United States Department of Housing and Urban Development (HUD)

From: Justin Elicker, Mayor, City of New Haven, Connecticut

Shenae Draughn, President, Housing Authority of the City of New Haven (d/b/a Elm City Communities)

Date: _____, 2026

Subject: Memorandum of Understanding and Authorizing Resolutions – Choice Neighborhoods Implementation (CNI) Grant

On behalf of the City of New Haven ("City") and the Housing Authority of the City of New Haven (d/b/a Elm City Communities) ("ECC"), we are pleased to submit the enclosed Memorandum of Understanding ("MOU") designating ECC as the lead applicant and the City as co-applicant for the Choice Neighborhoods Implementation grant ("CNI Grant").

This MOU sets forth the roles and responsibilities of the parties, including ECC's leadership of the Housing workstream, the City's leadership of the Neighborhood workstream, and the Parties' shared coordination of land use, zoning, and infrastructure matters, along with joint decision-making on governance, budget, and all major programmatic and financial matters. The MOU also affirms our commitment to collaborate with the designated People Partner to ensure full integration of Housing, People, and Neighborhood strategies in accordance with HUD requirements in order to implement the Transformation Plan as developed under the earlier Choice Neighborhoods Initiative planning grant.

In addition to the MOU, we are submitting certified copies of the resolutions adopted by the ECC Board of Commissioners and the New Haven Board of Alders authorizing execution of the MOU and participation in the CNI Grant as co-applicants, with ECC as the lead applicant.

We appreciate HUD's consideration of this application and look forward to working together to achieve transformational outcomes for residents and the community.

Respectfully submitted,

CITY OF NEW HAVEN	Housing Authority of the City of New Haven d/b/a Elm City Communities
By:_____ Justin Elicker Mayor	By:_____ Shenae Draughn President

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made entered into and made effective this ___ day of _____, 2026 (the "Effective Date"), by and between the **CITY OF NEW HAVEN**, a municipal corporation organized and existing pursuant to the Connecticut General Statutes, with a chief executive office located at 165 Church Street, New Haven, Connecticut 06510 (the "City"), and the **HOUSING AUTHORITY OF THE CITY OF NEW HAVEN** (d/b/a Elm City Communities), with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 ("ECC" and, with the City, the "Parties").

RECITALS:

ECC is the owner of (a) that certain real property and improvements located thereon identified as the Robert T. Wolfe Apartments located at 49 Union Avenue, New Haven, Connecticut, and (b) the real property formerly known as the Church Street South Apartments as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (collectively, the "ECC Property").

The City is the owner of those certain parcels of land identified in Exhibit B attached hereto and incorporated herein by this reference (the "City Property" and, with the ECC Property, the "Property").

ECC was the recipient of a United State Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant for the planning for the redevelopment of the Property, and, working with the City and neighborhood groups, has created a Transformation Plan for the redevelopment of the Property.

The City and ECC have jointly determined to pursue a Choice Neighborhoods Initiative implementation grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Property (the "CNI Grant").

The Parties recognize that the CNI program requires a comprehensive approach to Housing, People, and Neighborhood strategies.

The City and ECC desire to formalize their roles and responsibilities with respect to the CNI Grant and the project(s) contemplated thereby, to ensure successful application, administration, and implementation of the CNI Grant.

The Parties further recognize the need for joint decision-making, accountability, and meaningful resident and stakeholder engagement throughout the CNI Grant implementation process, and desire to set forth the same.

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I. Purpose

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II. Roles and Responsibilities

The Parties shall have the roles and responsibilities as follows.

A. City of New Haven

The City shall serve as co-applicant for the CNI Grant. If awarded, the City will lead the Neighborhood Workstream, including infrastructure planning, public facilities, public safety improvements, and neighborhood-serving investments. The City, acting through the Economic Development Administration, will also serve as the lead public agency for coordination of Early Action Activities. In addition, the City will participate actively in all housing, neighborhood, and people workstreams, including redevelopment planning, community engagement, and interdepartmental coordination. The City shall also provide timely review and processing of all permit applications consistent with City ordinances and applicable statutory requirements.

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ECC shall serve as the lead applicant and primary housing entity. If awarded, ECC will lead the Housing Workstream, including redevelopment, relocation, property management transitions, and compliance activities. ECC will also serve as the fiscal agent for the CNI Grant and administer all grant funds allocated to ECC and its designated development partners. In addition, ECC will lead all housing-related procurement, design, financing, and construction coordination. ECC shall further coordinate closely with the City on all zoning, land use, infrastructure, environmental, and permitting activities that affect the redevelopment.

C. Joint Responsibilities

ECC and the City shall share joint responsibility for governance as described in Exhibit C to this MOU. In addition, they shall share joint responsibility for the following:

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6. Compliance & Reporting: ECC and the City shall jointly comply with all HUD requirements, including fair housing obligations, Section 3 participation, and all reporting obligations associated with the CNI Grant.

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The City affirms that the City Parcels are proposed for use as replacement housing under the Transformation Plan.

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[SIGNATURE PAGE FOLLOWS]

Executed this __ day of _____, 2026.

City of New Haven

By: _____
Justin Elicker
Mayor

Date: _____

Approved as to form and Correctness.

_____
Michael J. Pinto
Assistant Corporation Counsel

Housing Authority of the City of New Haven
d/b/a Elm City Communities

By: _____
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2. Neighborhood Working Group: Led by the City, and responsible for coordinating infrastructure development, zoning and land use processes, public facilities, and neighborhood improvements. All land use, zoning, and infrastructure matters shall be coordinated jointly with ECC, consistent with the shared responsibilities outlined in Section II(C).

3. People Working Group: Led by the designated People Partner, Community Action Agency of New Haven, responsible for oversight of resident services, education, workforce development, and health initiatives.

4. Community Advisory / Resident Council: Comprised of resident leaders and neighborhood stakeholders, responsible for ensuring that resident voices inform decisions and engagement across all workstreams.

Section 3: ECC Board Resolution [UPDATED]

Housing Authority of the City of New Haven

d/b/a Elm City Communities

Resolution Number 01-__/26-S

AUTHORIZATION OF SUBMISSION OF AN APPLICATION WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AS LEAD APPLICANT FOR THE FY 2025 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT FOR UNION SQUARE AND, SUBJECT TO CITY APPROVAL, AUTHORIZING THE CITY OF NEW HAVEN TO SERVE AS CO-APPLICANT AND NEIGHBORHOOD IMPLEMENTATION ENTITY

WHEREAS, the Housing Authority of the City of New Haven, doing business as Elm City Communities ("ECC" or the "Authority"), is a public body corporate and politic organized under the laws of the State of Connecticut and authorized to apply for and administer federal grants in furtherance of its mission to preserve and expand affordable housing and advance comprehensive community redevelopment; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has issued a Notice of Funding Opportunity for the FY 2025 Choice Neighborhoods Implementation Grant Program (the "CNI Program"); and

WHEREAS, ECC proposes to submit an application, as the Lead Applicant, for Choice Neighborhoods Implementation funding for the Union Square Transformation Plan, a comprehensive initiative that includes housing redevelopment, neighborhood improvements, and people-focused supportive services; and

WHEREAS, the City of New Haven owns certain parcels of land within the Union Square neighborhood on which elements of the proposed redevelopment and neighborhood improvements are planned to occur, and has indicated its intent to support the Transformation Plan through the provision of local leverage, including but not limited to property tax abatements, land disposition or ground leasing, infrastructure investment, and other municipal support, subject to required City approvals; and

WHEREAS, ECC proposes that, subject to approval by the City of New Haven, the City serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant and, if awarded, serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood-level investments and activities consistent with the approved Transformation Plan; and

WHEREAS, the Board of Commissioners has determined that this proposed structure, subject to City approval, is in the best interests of the Authority and will strengthen the

competitiveness and successful implementation of the Union Square Choice Neighborhoods application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. The Board of Commissioners hereby authorizes the Housing Authority of the City of New Haven, d/b/a Elm City Communities to submit, as Lead Applicant, an application to HUD for the FY 2025 Choice Neighborhoods Implementation Grant for the Union Square Transformation Plan; and

2. The Board of Commissioners hereby authorizes, subject to approval by the City of New Haven (the "City"), the City to serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant; and

3. The Board of Commissioners further authorizes, subject to approval by the City of New Haven, the City to serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood improvements and leveraging City-owned land and municipal resources in accordance with HUD requirements and the approved Transformation Plan; and

4. The President of the Housing Authority of the City of New Haven, or any other officer designated by the President (the "Authorized Officers"), be and hereby is authorized and directed to negotiate, execute, deliver and submit all applications, certifications, assurances, memoranda of understanding, co-applicant agreements, and other documents required by HUD or necessary to effectuate the roles of the Housing Authority of the City of New Haven and the City of New Haven, upon receipt of all required City approvals; and

5. In the event the Choice Neighborhoods Implementation Grant is awarded, and subject to all required approvals, the Authorized Officers are authorized to accept the grant award and to execute any grant agreements and related documents required by HUD; and

6. All actions previously taken by officers, employees, or agents of the Housing Authority of the City of New Haven in furtherance of preparing the FY 2025 Choice Neighborhoods Implementation Grant application for Union Square are hereby ratified, confirmed, and approved.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of Commissioners present at a meeting duly called at which a quorum was present, on January 20, 2025.

_____
Shenae Draughn
Secretary/President

_____
Date

REVIEWED BY:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

ORDER OF THE NEW HAVEN BOARD OF ALDERS

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS ($26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

WHEREAS, the Housing Authority of New Haven/Elm City Communities ("ECC") ECC was the recipient of a United States Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant for the planning for the redevelopment of the former Church Street South properties (the "Site"), and, working with the City of New Haven ("City") and neighborhood groups, has created a Transformation Plan (the "Transformation Plan") for the redevelopment of the Site; and

WHEREAS, HUD administers the Choice Neighborhoods Initiative to support the transformation of distressed neighborhoods into sustainable, mixed-income communities; and

WHEREAS, the Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity; and

WHEREAS, the City, in particular, the Site and the surrounding areas, suffer from aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options; and

WHEREAS, HUD is making competitive grants available under authorized funding through its Choice Neighborhoods Initiative program which would enable the implementation of an initial phase of the Transformation Plan (the "CNI Grant"); and

WHEREAS, the City and ECC have elected to partner and to serve as co-applicants to pursue a CNI Grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Site; and

WHEREAS, ECC will serve as the Lead Applicant for the HUD CNI Grant; and

WHEREAS, the City of New Haven will serve as a Co-Applicant in partnership with ECC; and

WHEREAS, a Memorandum of Understanding (MOU) will clearly define the roles and responsibilities of Elm City Communities (Lead Applicant) and the City of New Haven (Co-Applicant) as required by HUD.

NOW THEREFORE BE IT ORDERED by the Board of Alders that the City of New Haven is hereby authorized to apply for and accept a grant in an amount not to exceed Twenty-Six Million Dollars and Zero Cents ($26,000,000.00) or any lesser amount as may be awarded by HUD; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven (the "Mayor") is hereby authorized, to act as the City's authorized representative to execute and file a grant application with the HUD and provide such additional information as may be required by HUD in connection with the City's grant application; and

BE IT FURTHER RESOLVED THAT the Mayor is authorized to enter into and to execute and deliver a grant agreement and is further authorized to execute and deliver any other documents or instruments as may be required by HUD or as may be necessary expedient to effectuate the City's application for and acceptance of the grant, and to execute and deliver any multiyear memorandum of understanding, amendments and revisions to such documentation as may be required by HUD with respect thereto, which documentation may include an indemnity of HUD by the City.

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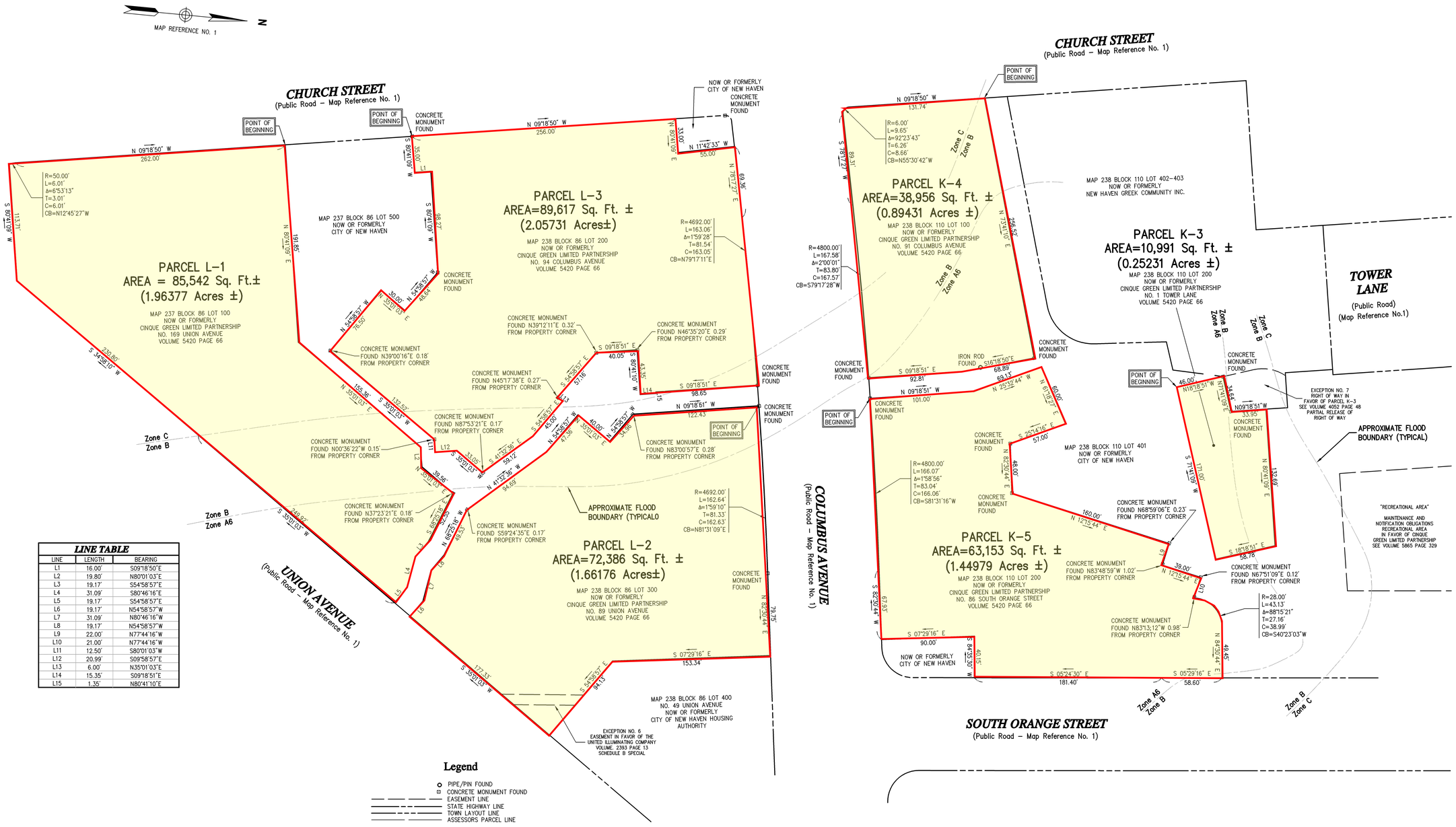
SCHEDULE A AND B



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.00'	S09°18'50"E
L2	19.80'	N80°01'03"E
L3	19.17'	S54°58'57"E
L4	31.09'	S80°46'16"E
L5	19.17'	S54°58'57"E
L6	19.17'	N54°58'57"W
L7	31.09'	N80°46'16"W
L8	19.17'	N54°58'57"W
L9	22.00'	N77°44'16"W
L10	21.00'	N77°44'16"W
L11	12.50'	S80°01'03"W
L12	20.99'	S09°58'57"E
L13	6.00'	N35°01'03"E
L14	15.35'	S09°18'51"E
L15	1.35'	N80°41'10"E

General Notes

1. THE PROPERTY LINES DEPICTED HEREON ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. DURING JANUARY 2008.

2. THE HORIZONTAL DATUM IS BASED ON MAP REFERENCE NO. 1, REPORTED TO BE CTNAD 27 GRID.

3. PARCEL NAMES AND OR NUMBERS DEPICTED HEREON REFER TO THE APPROVED PLAN AS MAP REFERENCE NO. 1

4. THE LOCATIONS OF UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED ON THIS PLAN.

5. THE PARCELS SURVEYED LIE PARTIALLY IN ZONE C (AREAS OF MINIMAL FLOODING), ZONE B (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD) AND ZONE A6 (AREAS OF 100-YEAR FLOOD). SEE FIRM FLOOD INSURANCE RATE MAP CITY OF NEW HAVEN, CONNECTICUT NEW HAVEN COUNTY PANEL 4 OF 6 COMMUNITY-PANEL NUMBER 090084 0004 C MAP REVISED MAY 2, 1983. THE FLOOD ZONE LINES DEPICTED HEREON ARE APPROXIMATE AND ARE DEPICTED FROM SCALING..

6. A PORTION OF PARCEL L-1, PARCEL L-2, PARCEL K-3, PARCEL K-4 AND PARCEL K-5 LIE IN A COASTAL MANAGEMENT DISTRICT AS DEPICTED ON ZONE MAP OF THE CITY OF NEW HAVEN EFFECTIVE, MARCH 21, 2007 SCALE 1"=1200'.

7. AT THE TIME OF OUR FIELD SURVEY, THE SITE WAS PARTIALLY COVERED BY SNOW AND ICE. ACCORDINGLY, ALL GROUND FEATURES MAY NOT BE SHOWN. AN UPDATED SURVEY IS RECOMMENDED UPON COMPLETE SNOW MELT.

Map References

1. BLOCKS K & L CHURCH ST. REDEVELOPMENT NEW HAVEN, CONN. SCALE 1"=40' DATED JULY, 1967 REVISED TO 1-16-80 BY CAHN ENGINEERS, INC.

2. PROPERTY TO BE CONVEYED TO CHURCH STREET SOUTH LIMITED PARTNERSHIP NEW HAVEN, CONNECTICUT SCALE 1"=40' DATED FEBRUARY 3, 1984.

3. PROPERTY MAP REUSE PARCEL K-1-B CHURCH STREET REDEVELOPMENT AND RENEWAL AREA NEW HAVEN, CONNECTICUT SCALE 1"=40' DATED OCT. 1988 REVISED TO 2-22-89 BY GREINER SURVEY AND MAPPING.

4. EASEMENT RELEASE MAP RIGHT OF WAY SURVEY PROPERTY OF NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION & NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION TOWER LANE, SOUTH FRONTAGE ROAD & CHURCH STREET EXTENSION NEW HAVEN, CONNECTICUT SCALE 1"=40' DATED JULY 16, 2002 BY GODFREY – HOFFMAN ASSOCIATES.

5. PLAN OF LAND OWNED BY THE CITY OF NEW HAVEN NEW HAVEN, CONN. SCALE 1"=20' DATED AUG. 24, 1970 BY CLARENCE BLAIR ASSOCIATES, INC.

Title Reference

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE TITLE NO. HART1380209, EFFECTIVE DATE: NOVEMBER 8, 2007 VESTED IN CINQUE GREEN LIMITED PARTNERSHIP.

SCHEDULE B, SECTION 2 SPECIAL EXCEPTIONS

1-2. NOT SURVEY RELATED.

3. RESTRICTIONS, CONDITIONS, COVENANTS AND AGREEMENTS ARE UNABLE TO BE PLOTTED ON SURVEY.

4. EASEMENT, RIGHTS, RESTRICTIONS, COVENANTS AND AGREEMENTS ARE UNABLE TO BE PLOTTED ON SURVEY.

5. RIGHTS AND AGREEMENTS IN FAVOR OF THE UNITED ILLUMINATING COMPANY AND THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY ARE UNABLE TO BE PLOTTED ON SURVEY. THE REFERENCED MAP COULD NOT BE FOUND IN PUBLIC RECORDS.

6. EASEMENT IN FAVOR OF THE UNITED ILLUMINATING COMPANY IS PLOTTED ON SURVEY.

7. RIGHT OF WAY APPURTENANT TO PARCEL K-3 IS PLOTTED ON SURVEY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-4, 6, 8, 9-11, 13, 14, 16, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF CONNECTICUT, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN."

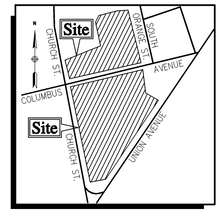
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THIS IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY. THE BOUNDARY DETERMINATION IS A DEPENDENT RESURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

CHRISTOPHER C. DANFORTH, L.S. #70118 DATE

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
54 Tuttle Place
Middletown, Connecticut 06457
860-632-1500 • FAX 860-632-7879



Locus Map
(NOT TO SCALE)

No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=40' | Date February 19, 2008

Project Title

Northland, Church And South Street
Parcels K-3, K-4, K-5, L-1, L-2, L-3
Union Ave., Church St. So. & South Orange St.
New Haven, Connecticut

Issued for

ALTA/ACSM Land Title Survey

Drawing Title

Property Survey

STATE OF CONNECTICUT CHRISTOPHER C. DANFORTH NO. 70118 LICENSED LAND SURVEYOR

Drawing Number
Sv-1
Sheet 1 of 3
Project Number
41401

639

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VHB
Vanasse Hangen Brustlin, Inc.

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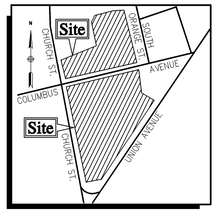
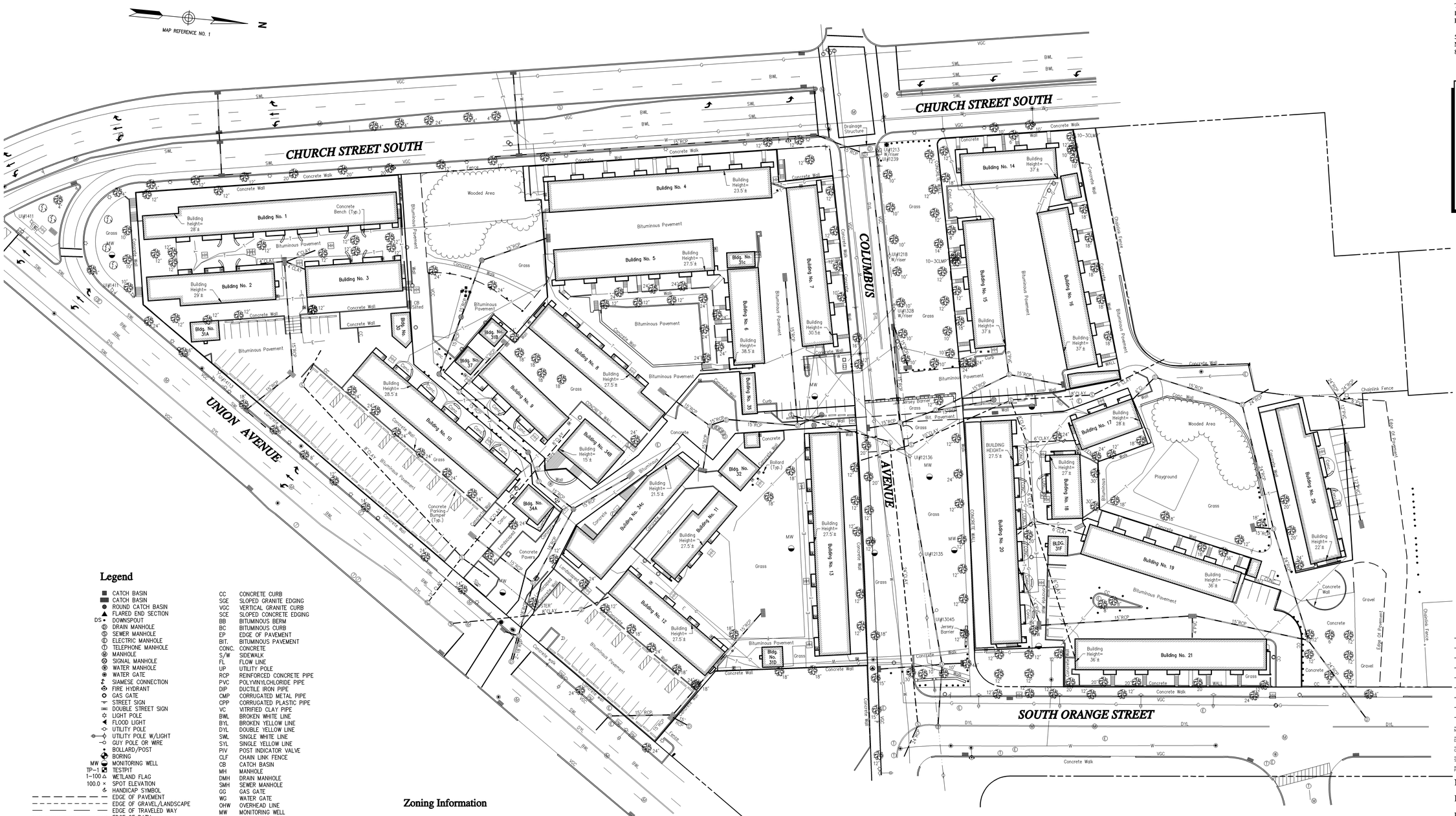


Locus Map
(NOT TO SCALE)



Legend

- CATCH BASIN
- CATCH BASIN
- ROUND CATCH BASIN
- FLARED END SECTION
- DS • DOWNSPOUT
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- SIGNAL MANHOLE
- WATER MANHOLE
- WATER GATE
- SIAMESE CONNECTION
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- DOUBLE STREET SIGN
- LIGHT POLE
- FLOOD LIGHT
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY POLE OR WIRE
- BOLLARD/POST
- BORING
- MW MONITORING WELL
- TP–#1 TESTPIT
- 1–100.0 WETLAND FLAG
- 100.0 × SPOT ELEVATION
- HANDICAP SYMBOL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL/LANDSCAPE
- EDGE OF TRAVELED WAY
- EDGE OF PATH
- BUILDING OVERHANG
- CURB
- STEEL GUARD RAIL
- WOOD GUARD RAIL
- BARBED/WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND SEWER LINE
- OVERHEAD WIRE
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- W UNDERGROUND WATER LINE
- T UNDERGROUND TELEPHONE LINE
- STONE WALL
- TREE LINE
- STREAM
- WETLAND EDGE
- PROPERTY LINE
- EASEMENT LINE
- STATE FREEWAY LINE
- STATE HIGHWAY LINE
- CITY/TOWN LAYOUT LINE

- CC CONCRETE CURB
- SGE SLOPED GRANITE EDGING
- VGC VERTICAL GRANITE CURB
- SCE SLOPED CONCRETE EDGING
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- EP EDGE OF PAVEMENT
- BIT. BITUMINOUS PAVEMENT
- CONC. CONCRETE
- S/W SIDEWALK
- FL FLOW LINE
- UP UTILITY POLE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLCHLORIDE PIPE
- DIP DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- VC VITRIFIED CLAY PIPE
- BWL BROKEN WHITE LINE
- BYL BROKEN YELLOW LINE
- DYL DOUBLE YELLOW LINE
- SWL SINGLE WHITE LINE
- SYL SINGLE YELLOW LINE
- PIV POST INDICATOR VALVE
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- MH MANHOLE
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- GG GAS GATE
- WG WATER GATE
- OHW OVERHEAD LINE
- MW MONITORING WELL
- TP TESTPIT
- RIM= RIM ELEVATION
- INV= INVERT ELEVATION
- ELEV. ELEVATION
- O/H OVERHEAD
- TYP. TYPICAL
- AC AIR CONDITIONING
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FA FIRE ALARM
- GM GAS METER
- HH HAND HOLE
- PB PEDESTRIAN PUSH BUTTON
- PP PAY PHONE
- SC SIGNAL CONTROL
- T TELEPHONE BOX
- WM WATER METER
- PARKING BUMPER
- 1 LUMINAIRE
- 2 LUMINAIRE
- 3 LUMINAIRE
- 4 LUMINAIRE
- SPAN POLE
- MASTARM
- SHRUBS
- DECIDUOUS TREE
- EVERGREEN TREE

Zoning Information

ZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT (PDD 15)
SEE ZONING MAP OF THE CITY OF NEW HAVEN EFFECTIVE MARCH 21, 2007 SCALE 1"=1200 FEET.

Map References

1. BLOCKS K & L CHURCH ST. REDEVELOPMENT NEW HAVEN, CONN. SCALE 1"=40' DATED JULY, 1967 REVISED TO 1–16–80 BY CAHN ENGINEERS, INC.

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5. PLAN OF LAND OWNED BY THE CITY OF NEW HAVEN NEW HAVEN, CONN. SCALE 1"=20' DATED AUG. 24, 1970 BY CLARENCE BLAIR ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2–4, 6, 8, 9–11,13, 14, 16, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF CONNECTICUT, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN."

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THIS IS A TOPOGRAPHIC SURVEY CONFORMING TO A HORIZONTAL CLASS T–2 ACCURACY. THE BOUNDARY DETERMINATION IS A DEPENDENT RESURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

CHRISTOPHER C. DANFORTH, L.S. #70118 DATE

No.	Revision	Date	Appvd

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=40' | Date February 19, 2008

Project Title

Northland, Church and South Street

Parcels K-3, K-4, K-5, L-1, L-2, L-3

Union Ave., Church St. So. & South Orange St.

New Haven, Connecticut

Issued for

ALTA/ACSM Land
Title Survey

Drawing Title

Property Survey

STATE OF CONNECTICUT · CHRISTOPHER C. DANFORTH · NO. 70118 · LICENSED LAND SURVEYOR

Drawing Number
Sv-2
Sheet 2 of 3

Project Number
41401

637

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Record Parcel Descriptions

vol.2365 page 49

EXHIBIT A

PARCEL K-3, BLOCK K

All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel K-3, Block K, Church Street Redevelopment and Renewal Area, containing 10,889 square feet, more or less, and bounded and described as follows:

Commencing at a point, said point being the Southeasterly extremity of the premises herein described and further having coordinates North 170,992.60 and East 530,592.21 on the Connecticut Coordinate Grid System;

Thence running North 18 degrees 18 minutes 52 seconds West 46.00 feet along land now or formerly of the City of New Haven;

Thence running North 71 degrees 41 minutes 08 seconds East 34.46 feet along land now or formerly of the City of New Haven;

Thence running North 0 degrees 18 minutes 31 seconds West 33.95 feet along land now or formerly of the City of New Haven;

Thence running North 89 degrees 41 minutes 00 seconds East 132.05 feet along land now or formerly of the City of New Haven;

Thence running South 18 degrees 18 minutes 52 seconds East 58.78 feet along land now or formerly of the City of New Haven;

Thence running South 71 degrees 41 minutes 08 seconds West 171.00 feet along land now or formerly of the City of New Haven to the point and place of beginning.

See Rider to Parcel K-3, Block K, at end of Exhibit A

PARCEL K-4, BLOCK K

All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel K-4, Block K, Church Street Redevelopment and Renewal Area, containing 38,957 square feet, more or less, and bounded and described as follows:

Commencing at a point in the Easterly street line of Church Street, said point being 130.00 feet Northerly of the intersection of the Northerly street line of Columbus Avenue and the Easterly street line of Church Street, as measured along the Easterly street line of the aforementioned Church Street, and further having coordinates North 169,790.34 and East 530,482.15 on the Connecticut Coordinate Grid System;

Thence running North 73 degrees 42 minutes 10 seconds East 256.52 feet along land now or formerly of the City of New Haven;

Thence running South 16 degrees 18 minutes 38 seconds East 68.89 feet along land now or formerly of the City of New Haven;

Thence running South 9 degrees 18 minutes 31 seconds East 92.81 feet along land now or formerly of the City of New Haven;

Thence running 167.38 feet in the Westerly direction along the arc of a curve of radius 4,800.00 feet and concave to the South, said arc of a curve being the Northerly street line of Columbus Avenue;

Thence running South 78 degrees 17 minutes 27 seconds West 89.31 feet along the Northerly street line of Columbus Avenue;

Thence running 9.61 feet along the arc of a curve of radius 8.00 feet and concave to the Northeast;

Thence running North 9 degrees 18 minutes 30.5 seconds West 131.74 feet along the Easterly street line of Church Street to the point and place of commencement.

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EXHIBIT A

PARCEL L-2, PARCEL 2

All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel L-2, Block L, Church Street Redevelopment and Renewal Area, containing 85,484 square feet, more or less, and bounded and described as follows:

Commencing at a point in the Easterly street line of Church Street, said point having coordinates North 169,130.37 and East 530,792.05 on the Connecticut Coordinate Grid System;

Thence running North 80 degrees 43 minutes 05 seconds East 251.83 feet along land now or formerly of the City of New Haven;

Thence running North 25 degrees 01 minutes 03 seconds East 133.28 feet along land now or formerly of the City of New Haven;

Thence running North 80 degrees 01 minutes 03 seconds East 19.80 feet along land now or formerly of the City of New Haven;

Thence running North 25 degrees 01 minutes 03 seconds East 39.36 feet along land now or formerly of the City of New Haven;

Thence running South 64 degrees 23 minutes 18 seconds East 52.35 feet along land now or formerly of the City of New Haven;

Thence running South 34 degrees 38 minutes 37 seconds East 19.17 feet along land now or formerly of the City of New Haven;

Thence running South 80 degrees 01 minutes 16 seconds East 31.09 feet along land now or formerly of the City of New Haven;

Thence running South 34 degrees 38 minutes 37 seconds West 19.13 feet along land now or formerly of the City of New Haven;

Thence running South 80 degrees 01 minutes 03 seconds East 248.92 feet along the Northwesterly street line of Union Avenue;

Thence running South 34 degrees 38 minutes 10 seconds West 230.88 feet along the Northwesterly street line of Union Avenue;

Thence running South 80 degrees 43 minutes 05 seconds West 113.71 feet along land now or formerly of the City of New Haven;

Thence running 6.01 feet in a Westerly direction along a curve of radius 30.00 feet and concave to the East, said arc of curve being the Easterly street line of Church Street;

Thence running North 9 degrees 18 minutes 30.5 seconds West 262 feet along the Easterly street line of Church Street to the point and place of commencement.

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more or less, situated in the City and County of New Haven, State of Connecticut, Church Street Redevelopment and Renewal Project, said parcel being more particularly described as follows:

Beginning at a point on the division line between land of the premises now known as NICHOL, INC., (an Ohio non-profit housing corporation), being designated Parcel L-2 and land of the City of New Haven, said point being 90.13 feet southerly of the southerly street line of Columbus Avenue when measured along said above division line;

Thence bearing South 9 degrees 18 minutes 31 seconds East through building #30, a distance of 15.33 feet;

Thence bearing South 89 degrees 41 minutes 10 seconds East along the southerly wall line of building #30 and land of the City of New Haven, a distance of 1.33 feet;

Thence bearing South 9 degrees 18 minutes 31 seconds West along the easterly face of building #30 and land of the City of New Haven, a distance of 13.33 feet;

Thence bearing South 80 degrees 41 minutes 29 seconds West along the northerly face of building #30 and land of the City of New Haven, a distance of 5.20 feet to the point of beginning.

Said above described piece or parcel of land being more particularly depicted on a map prepared by Cheverus Kluit Associates, Inc., Civil Engineers and Surveyors, New Haven, Conn., entitled:

"Plan of Land Owned by The City of New Haven - New Haven, Conn.", Scale 1" = 20', dated August 20, 1970, as revised January, 1971, a copy of which map shall be filed in the Land Records of the City of New Haven. (attached)

TOGETHER WITH and said premises are subject to the following restrictions, covenants and agreements:

1. The Grantee, its successors and assigns will and shall devote the premises to the uses specified for said 28,7225 square feet adjacent to Parcel 3, Block L of the Church Street Redevelopment and Renewal Project.

2. The Grantee, its successors and assigns will not and shall not devote the premises or any part thereof to any other use than the uses specified for said 28,7225 square feet adjacent to Parcel 3, Block L, in the Church Street Redevelopment and Renewal Plan, as contrary to any of the applicable limitations or requirements of said Plan.

3. The Grantee, its successors and assigns will not and shall not discriminate upon the basis of race, color, religion, sex or national origin in the sale, lease or rental or in the use and occupancy of the premises or any improvements erected or to be erected thereon, or any part thereof.

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EXHIBIT A

PARCEL K-5, BLOCK K

All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel K-5, Block K, Church Street Redevelopment and Renewal Area, containing 63,133 square feet, more or less, and bounded and described as follows:

Commencing at a point in the Northerly street line of Columbus Avenue, said point being the Southeastly extremity of the premises herein described and further having coordinates North 169,780.80 and East 530,482.36 on the Connecticut Coordinate Grid System;

Thence running North 18 degrees 18 minutes 31 seconds West 101.00 feet along land now or formerly of the City of New Haven;

Thence running North 23 degrees 33 minutes 44 seconds West 69.33 feet along land now or formerly of the City of New Haven;

Thence running North 61 degrees 18 minutes 27 seconds East 60.00 feet along land now or formerly of the City of New Haven;

Thence running South 23 degrees 14 minutes 16 seconds East 57.00 feet along land now or formerly of the City of New Haven;

Thence running North 82 degrees 30 minutes 44 seconds East 48.00 feet along land now or formerly of the City of New Haven;

Thence running North 23 degrees 15 minutes 44 seconds East 160.00 feet along land now or formerly of the City of New Haven;

Thence running South 77 degrees 44 minutes 16 seconds East 20.00 feet along land now or formerly of the City of New Haven;

Thence running North 12 degrees 15 minutes 44 seconds East 39.00 feet along land now or formerly of the City of New Haven;

Thence running South 77 degrees 44 minutes 16 seconds East 21.00 feet along land now or formerly of the City of New Haven;

Thence running 43.13 feet along the arc of a curve of radius 30.00 feet and concave to the Southeast, said curve running along land now or formerly of the City of New Haven;

Thence running North 84 degrees 33 minutes 44 seconds East 49.45 feet along land now or formerly of the City of New Haven;

Thence running South 5 degrees 29 minutes 16 seconds East 58.80 feet along the Westerly street line of South Orange Street;

Thence running South 5 degrees 31 minutes 20 seconds East 181.40 feet along the Westerly street line of South Orange Street;

Thence running South 84 degrees 33 minutes 20 seconds West 60.15 feet along land now or formerly of the City of New Haven;

Thence running South 7 degrees 29 minutes 16 seconds East 60.00 feet along land now or formerly of the City of New Haven;

Thence running South 82.08 degrees 30 minutes 44 seconds East 67.93 feet along the Northerly street line of Columbus Avenue;

Thence running 188.87 feet in the Westerly direction along the arc of a curve of radius 4,800.00 feet and concave to the South, said arc of a curve being the Northerly street line of Columbus Avenue to the point and place of commencement.

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EXHIBIT A

PARCEL L-3, BLOCK L

All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel L-3, Block L, Church Street Redevelopment and Renewal Area, containing 72,204 square feet, more or less, and bounded and described as follows:

Commencing at a point in the Southerly street line of Columbus Avenue, said point having coordinates North 169,440.43 and East 530,995.91 on the Connecticut Coordinate Grid System;

Thence running 182.66 feet in an Easterly direction along the arc of a curve of radius 4,802.00 feet and concave to the South, said arc being the Southerly street line of Columbus Avenue;

Thence running North 82 degrees 30 minutes 44 seconds East 79.75 feet along the Southerly street line of Columbus Avenue;

Thence running South 7 degrees 29 minutes 16 seconds East 133.36 feet along land now or formerly of the City of New Haven;

Thence running South 54 degrees 24 minutes 57 seconds East 94.13 feet along land now or formerly of the City of New Haven;

Thence running South 35 degrees 01 minutes 03 seconds West 177.33 feet along the Southerly street line of Union Avenue;

Thence running North 34 degrees 38 minutes 37 seconds West 19.13 feet along land now or formerly of the City of New Haven;

Thence running North 80 degrees 44 minutes 16 seconds West 23.08 feet along land now or formerly of the City of New Haven;

Thence running North 34 degrees 38 minutes 37 seconds West 19.13 feet along land now or formerly of the City of New Haven;

Thence running North 88 degrees 25 minutes 38 seconds West 48.53 feet along land now or formerly of the City of New Haven;

Thence running North 41 degrees 32 minutes 26 seconds West 94.48 feet along land now or formerly of the City of New Haven;

Thence running North 56 degrees 38 minutes 57 seconds West 47.38 feet along land now or formerly of the City of New Haven;

Thence running North 33 degrees 01 minutes 03 seconds East 48.00 feet along land now or formerly of the City of New Haven;

Thence running North 56 degrees 38 minutes 57 seconds West 36.96 feet along land now or formerly of the City of New Haven;

Thence running North 9 degrees 18 minutes 31 seconds West 122.43 feet along land now or formerly of the City of New Haven to the point and place of commencement.

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EXHIBIT A

PARCEL L-3, BLOCK L

All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel L-3, Block L, Church Street Redevelopment and Renewal Area, containing 89,625 square feet, more or less, and bounded and described as follows:

Commencing at a point in the Easterly street line of Church Street, said point having coordinates South 185,243.92 and East 530,772.00 on the Connecticut Coordinate Grid System;

Thence running South 9 degrees 18 minutes 30.5 seconds West 256.00 feet along the Easterly street line of Church Street;

Thence running North 80 degrees 41 minutes 29 seconds East 33.00 feet along land now or formerly of the City of New Haven;

Thence running South 11 degrees 42 minutes 33 seconds West 55.00 feet along land now or formerly of the City of New Haven;

Thence running North 78 degrees 17 minutes 27 seconds East 68.36 feet along the Southerly street line of Columbus Avenue;

Thence running 182.00 feet in an Easterly direction along a curve of radius 4,802.00 feet and concave to the South, said curve being the Southerly street line of Columbus Avenue;

Thence running South 9 degrees 18 minutes 31 seconds East 114.00 feet along land now or formerly of the City of New Haven;

Thence running North 80 degrees 41 minutes 10 seconds East 42.00 feet along land now or formerly of the City of New Haven;

Thence running South 9 degrees 18 minutes 31 seconds East 40.05 feet along land now or formerly of the City of New Haven;

Thence running South 54 degrees 38 minutes 37 seconds East 57.36 feet along land now or formerly of the City of New Haven;

Thence running North 35 degrees 01 minutes 03 seconds East 6.00 feet along land now or formerly of the City of New Haven;

Thence running South 54 degrees 38 minutes 37 seconds East 43.00 feet along land now or formerly of the City of New Haven;

Thence running South 41 degrees 32 minutes 26 seconds East 98.12 feet along land now or formerly of the City of New Haven;

Thence running South 33 degrees 01 minutes 03 seconds West 33.05 feet along land now or formerly of the City of New Haven;

Thence running South 9 degrees 18 minutes 37 seconds East 20.99 feet along land now or formerly of the City of New Haven;

Thence running South 80 degrees 01 minutes 03 seconds West 12.50 feet along land now or formerly of the City of New Haven;

Thence running South 33 degrees 01 minutes 03 seconds West 132.52 feet along land now or formerly of the City of New Haven;

Thence running North 54 degrees 38 minutes 57 seconds West 36.30 feet along land now or formerly of the City of New Haven;

Thence running North 35 degrees 01 minutes 03 seconds East 30.00 feet along land now or formerly of the City of New Haven;

Thence running North 54 degrees 38 minutes 57 seconds West 48.84 feet along land now or formerly of the City of New Haven;

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EXHIBIT A

PARCEL L-3, BLOCK L (continued)

Thence running South 80 degrees 41 minutes 09 seconds West 98.22 feet along land now or formerly of the City of New Haven;

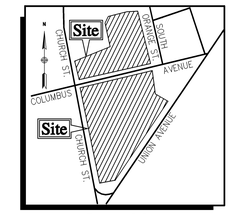
Thence running South 9 degrees 18 minutes 30 seconds East 16.00 feet along land now or formerly of the City of New Haven;

Thence running South 80 degrees 41 minutes 09 seconds West 35.00 feet along land now or formerly of the City of New Haven to the point and place of commencement.

Rider to Parcel K-3, Block K

Together with a right of way for purposes of ingress and egress in, on, over and upon that parcel of land adjoining Parcel K-3 on the West, South and East and fronting on Saxon Orange Street and Church Street South as shown on the map hereinafter referred to:

Reference is hereby made to a map by Cahn Engineers, Civil Engineers and Surveyors of New Haven, Connecticut, and entitled, "Blocks K and L, Church Street Redevelopment, New Haven, Connecticut,", Scale 1" = 40 feet, dated July, 1967, and revised to October, 1968, a copy of which map is filed as Exhibit "B" to this Land Disposition Agreement.



Locus Map
(NOT TO SCALE)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-4, 6, 8, 9-11,13, 14, 16, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF CONNECTICUT, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN."

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

CHRISTOPHER C. DANFORTH, L.S. #70118 DATE

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
54 Tuttle Place
Middletown, Connecticut 06457
860-632-1500 • FAX 860-632-7879

No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by

CAD checked by | Approved by

Scale None | Date February 19, 2008

Project Title

Northland, Church And South Street
Parcels K-3, K-4, K-5, L-1, L-2, L-3
Union Ave., Church St. So. & South Orange St.
New Haven, Connecticut

Issued for

ALTA/ACSM Land
Title Survey

Drawing Title

Descriptions

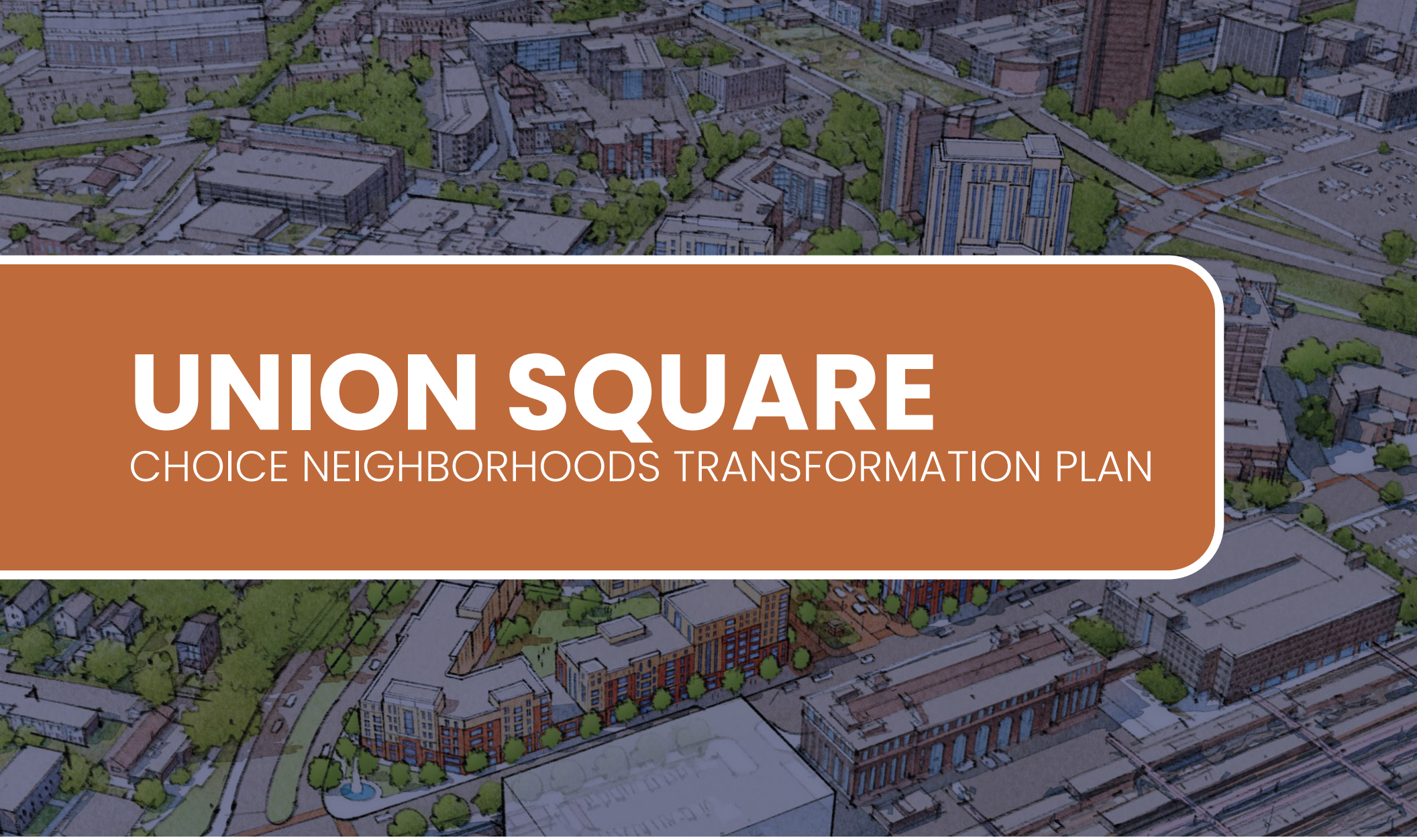
STATE OF CONNECTICUT · CHRISTOPHER C. DANFORTH · NO. 70118 · LICENSED LAND SURVEYOR

Drawing Number

Sv-3

Sheet 3 of 3

Project Number
41401



UNION SQUARE

CHOICE NEIGHBORHOODS TRANSFORMATION PLAN

City of NEW HAVEN

UNION SQUARE
A CHOICE NEIGHBORHOOD

ELM CITY communities
Housing Authority of New Haven

GLENDOWER

1

Executive Summary

Introduction

The Union Square Choice Neighborhood Transformation Plan represents a pivotal moment for the Union Square neighborhood (aka The Hill) in New Haven, Connecticut.

This plan is a bold, collaborative vision to revitalize Union Square into a thriving, welcoming community where residents can achieve their full potential. It builds upon decades of history, leveraging the neighborhood's rich cultural fabric while addressing long-standing challenges such as economic disparity, outdated housing infrastructure, and limited access to essential services. By integrating housing, education, and employment opportunities into a cohesive strategy, this plan sets the stage for transformational change.

This transformation plan is a direct response to community engagement efforts and reflects the aspirations of Union Square's residents and stakeholders. It outlines a comprehensive roadmap for revitalizing the area, emphasizing sustainable development, enhanced educational attainment, employment opportunities, and youth development.

The Union Square Choice Neighborhoods Transformation Plan is a comprehensive strategy aimed at revitalizing the Union Square community. Developed through extensive community engagement, the plan focuses on three core goals:

Housing: Replace the distressed Robert T Wolf Public Housing development with high quality mixed-income housing that is well managed and responsive to the needs of the surrounding neighborhood.

People: Improve educational outcomes and intergenerational mobility by providing services and support directly to residents and their families.

Neighborhood: Create conditions necessary for public and private investment in the Union Square neighborhood. Offer amenities and assets, including enhanced safety measures, excellent schools and commercial activities, all of which are important to families' choices regarding their communities.

With this plan, Union Square will evolve into a vibrant and resilient neighborhood, offering opportunities for all.

Planning Approach

The planning process is custom-tailored to meet the needs of the Union Square community. It promotes maximum participation, community ownership, and optimal collaboration. Robert T. Wolfe residents, residents of the Union Square community, businesses, employers, local leaders, educators, the City of New Haven, and the State of Connecticut will be engaged in this community-driven process.

Phase I: Mobilize - Project

- This phase involves organizing the team, developing a comprehensive outreach strategy, and inviting stakeholders to serve on committees and task forces.

Phase 2: Needs Assessment & Analysis

- Phase II focuses on identifying strengths, weaknesses, opportunities and threats. This phase also involves conducting a Needs Assessment and Market Analysis.

Phase 3: Visioning

- Once data from the Needs Assessment and Market Analysis are analyzed, the focus shifts to exploring strategies to address the issues identified in these analyses.

Phase 4: Draft Transformation Plan

- Phase IV focuses on creating a vision for the Transformation Plan based on the preferences of the community residents expressed during the Visioning Phase.

Phase 5: Final Transformation Plan

- During this phase, the task forces will revise the Plan based on feedback from the community and HUD.

Phase 6: Implementation

- The final phase of the process focuses on turning ideas outlined in the Plan into action.

Organization

Lead and Co-Applicants, Elm City Communities and The Glendower Group, created an organizational structure that maximized stakeholder participation and ensured transparency and progress. To assure that residents of the Targeted Population and Neighborhood, as well as other stakeholders, were meaningfully engaged in the planning and implementation process, ECC and Glendower, in cooperation with residents of the Target Project, established a **Union Square Transformation Committee.**

The Transformation Committee was composed of:

- **The Steering Committee**
- **Housing Task Force**
- **People Task Force**
- **Neighborhood Task Force**
- **Resident Advisory Committee**
- **Needs Assessment Teams**
- **Early Action Committee**

Teams & Task Force Contributions

Steering Committee:
A Steering Committee composed of community leaders, local government officials, and representatives from various task forces and committees provided guidance throughout the assessment process. This group ensured alignment between the assessment findings and the broader goals of the Choice Neighborhood Transformation Plan.

Resident Advisory Committee:
A Resident Advisory Committee, consisting of Robert T. Wolfe residents, played an essential role in shaping the assessment process by ensuring that the voices of those directly affected by the transformation efforts were represented. The committee reviewed survey results and focus group insights, helping to refine priorities and action items based on real-time feedback. The Committee also helps residents to participate in outreach to residents to ensure maximum participation.

Early Action Committee:
The Early Action Activities focus on improving Trowbridge Square Park and the surrounding Historic District, which is historically significant as one of the city's earliest planned residential neighborhoods.

People Task Force:
The People Task Force, which included representatives from local social service providers, healthcare organizations, educational institutions, and residents, helped identify the community's social and economic challenges. The Task Force conducted meetings December 2023 and February, March, May, June, July, and October 2024.

Housing Task Force:
The Housing Task Force included Robert T. Wolfe residents and key stakeholders in the community. The Task Force focused on identifying goals and creating strategies to deliver high quality affordable housing to Union Square.

Neighborhood Task Force:
The Neighborhood Task Force focused on how the Plan can provide strategies for improving safety, health, housing, and economic mobility in the larger Union Square (The Hill) Neighborhood.

Needs Assessment Teams:
Between June 6 and August 2, 2024, The Inclusive Economic Development Lab at the Yale School of Management conducted the Resident Assessment of the Robert T. Wolfe and former Church Street South resident as part of the Choice Neighborhood Transformation Plan. Principal Investigator Kate Cooney led the survey. The Neighborhood Assessment was conducted under the auspices of the Yale Urban Design Workshop with Adrei Harell serving as the principal investigator.

Focus Groups:
Focus groups with business owners, youth, and community leaders highlighted a range of concerns, including overcrowded housing, limited youth engagement opportunities, and the need for economic development initiatives.

The Neighborhood Needs Assessment and the Resident Needs Assessment combined with the SWOT Assessments conducted by the Planning Team, quantitative data analysis and qualitative community engagement, ensure that the findings reflected the realities and aspirations of the neighborhood's residents. The process also involved collaboration with several key committees and task forces to ensure stakeholder input.

People Plan

Vision Statement:

An engaged and thriving Hill and Union Square community with quality education, ample employment opportunities, social interactions, and excellent health care for all.

Goals & Strategies

1. Enhance the quality of education to all residents in the neighborhood.

Enhance educational attainment by providing comprehensive resources and programs for early childhood learning, youth, and adults. This includes digital access, technology training, and strengthened partnerships with schools and higher education institutions to foster lifelong learning opportunities.

1.1 Improve K-12 Educational Outcomes.
1.2 Increase access to early childhood programs for children aged six months to five years old.

2. Ensure excellent health care for all residents in the neighborhood.

Improve the health outcomes of Union Square residents by expanding access to healthcare, promoting mental health services, and encouraging healthy lifestyles through enhanced public spaces, recreational facilities, and community health programs.

2.1 Improve housing conditions, including implementing lead abatement and mold remediation programs.
2.2 Increase access to healthy food.
2.3 Address transportation barriers that prevent access to healthcare facilities and other critical services.
2.4 Promote health literacy and positive community engagement.
2.5 Strengthen mental health and substance abuse support.
2.6 Incorporate health and wellness programs into local youth programs.

Goals & Strategies Continued

3. Strengthen community engagement and participation.

Foster an welcoming and transparent process where residents are active partners in shaping and implementing the neighborhood's transformation. Empower resident leadership, encourage collaboration with local organizations, and ensure accountability through ongoing feedback and transparency.

3.1 Enhance Community Engagement and Partnerships.

4. Support Youth Development.

Empower young people to thrive by offering robust programs that build leadership, provide mentorship, and expand access to extracurricular activities, job training, and career pathways that prepare youth for success.

4.1 Promote leadership skills, social skills, social development and mentoring for Union Square.

4.2 Enhance family engagement and community building.

4.3 Promote youth employment programs.

5. Foster job creation and economic development.

Increase access to meaningful job opportunities by connecting residents to workforce training, career counseling, and partnerships with local employers, while promoting entrepreneurship and small business development within the community.

5.1 Expand higher education and vocational training opportunities to enhance opportunities for employment.

5.2 Expand employment opportunities for elderly individuals and persons with disabilities in Union Square.

Stakeholder Meeting at High School in the Community

Resident Meeting at Robert T. Wolfe

Neighborhood Plan

Vision Statement

A strong, stable neighborhood where residents can learn, grow, and stay healthy; with safe, easy connections to the City and region; and a strong community that residents can afford to stay in for years to come.

Goals & Strategies

1.0 Calm traffic, ensure pedestrian and bicyclist safety, and improve connections within and outside the Hill.

Enhance transportation infrastructure by implementing traffic-calming measures, creating safer pedestrian crossings, and expanding bike lanes. Strengthen connectivity within the neighborhood and to surrounding areas through improved transit options and available pathways that promote mobility for all.

1.1 Coordinate action at key intersections, streets, and destinations.
1.2 Calm traffic through design, enforcement, and programming.
1.3 Improve pedestrian amenities to make the neighborhood safer and more comfortable to cross on foot.
1.4 Complete the bicycle lane network. Prioritize protected bicycle lanes connecting major destinations, especially along high traffic roads.
1.5 Improve high volume transit stops with shelters, benches, and other amenities.

Neighborhood Community Engagement

2.0 Make sure the neighborhood's public places support wellness, safety, and economic mobility.

Support a thriving community by investing in parks, indoor recreation spaces for all ages, community gardens, and safety initiatives in all of these places. Additionally, invest in initiatives to empower residents and continue neighborhood planning.

2.1 Support community gardens to expand local food access.
2.2 Improve neighborhood safety by assisting vulnerable populations, managing problematic locations, and building relationships and safe places.
2.3 Invest in parks, indoor recreational spaces, and the environment to help the community stay healthy, have fun, and gather together.
2.4 Build local resident and nonprofit capacity to organize the community, care for neighborhood spaces, host programs and events, and/or provide services.

3.0 Encourage neighborhood-serving retail, food, services, and activities that support basic needs and community life.

Promote local commerce by attracting businesses that cater to the community's needs, such as grocery stores, healthcare services, and recreational spaces. Create a dynamic environment where residents can access everyday essentials while enjoying spaces for gathering, connection, and cultural enrichment.

3.1 Focus on key neighborhood commercial hubs in both Hill South and Hill North to establish them as central community gathering places and mixed-use destinations. Especially focus at Kimberley Square, along Congress Avenue, and at the intersection of Washington, West, Button and Hurlburt.
3.2 Make public space and commercial corridor improvements so these spaces are more inviting to residents.
3.3 Strengthen business services and attraction to sustain businesses residents love and attract new ones they want.
3.4 Ensure that hubs have an appropriate level of day-to-day management for their needs.
3.5 Establish management structures to support business corridor functions and make sure these strategies do not fall by the wayside.

4.0 Increase the supply of affordable and high quality homes for the homeowners and renters who want to stay here.

Expand housing options by prioritizing the development and preservation of affordable, high-quality homes. Ensure that long-term residents can remain in the community by supporting varied housing types and mixed-income developments that reflect the needs of all residents.

4.1 Connect low income homeowners and renters with resources to lower their housing costs and keep their homes in good condition.
4.2 Promote new housing development for all ages and family types, especially on underutilized land and at neighborhood hubs.

Housing Plan

Vision Statement:

A thriving and supportive community where quality affordable and mixed-income housing is a foundation for security and growth for a vibrant community for all.

Goals & Strategies

1. Right to Return for Current Wolfe residents and former Church Street South Residents.

Prioritize impartial development by guaranteeing that displaced residents have the opportunity to return to the community. Provide resources and support to ensure a seamless transition back to a revitalized neighborhood.

1.1 Maintain a Transparent Process.
1.2 Incorporate resident feedback into the Housing Plan.
1.3 Create a viable phasing and transition plan.

2. Provide affordable, safe, and high-quality housing choices.

Develop housing options that meet the needs of varied residents while maintaining affordability. Focus on creating safe, sustainable, and attractive living spaces that enhance the quality of life for all.

2.1 Provide housing options: townhouse-style homes and tall apartment buildings.
2.2 Offer private, secure outdoor space for residents with elevated courtyards in the apartment buildings.
2.3 The new development will be up to date with modern amenities including air conditioning, ADA-compliant units, new security systems, etc.
2.4 Design walkable, pedestrian friendly streets for a safer neighborhood.
2.5 Use a variety of public and private funding sources to maintain housing affordability for current residents and add affordable housing to the neighborhood.

3. Provide New Infrastructure for flood resiliency, pedestrian connectivity, parking, and access to public transit.

Invest in resilient infrastructure that protects the neighborhood from flooding while improving pedestrian safety and mobility. Expand parking options and enhance access to public transit, creating a more connected and sustainable community.

3.1 Design buildings above Base Flood Elevation and use green infrastructure to absorb stormwater and runoff.
3.2 Connect the site back to the Hill Neighborhood and Downtown with new pedestrian crossings and bike lanes.
3.3 Provide attractive and ample lighting in public open spaces to increase nighttime safety.
3.4 Plant street trees to shade sidewalks and plazas for a better pedestrian experience.
3.5 Provide parking in the lower levels of each building and shield parking with liner retail, amenity, and housing.
3.6 Coordinate with the new Bus Rapid Transit (BRT) route.
3.7 Use traffic calming measures such as raised crosswalks, bump outs, and alternative paving.
3.8 Utilize sustainable energy systems.

4. Provide amenities for community gathering, social support, and recreation.

Create shared spaces that foster connection and well-being, including parks, community centers, and recreational facilities. Provide opportunities for residents to engage socially and access essential support services in the heart of their community.

4.1 Create a Central Public Open Space for the community to use day-to-day and for events.
4.2 Offer a variety of open spaces to give people options between lively public space and quiet areas.
4.3 Design play areas for kids of all ages where caregivers can oversee play.
4.4 Allocate space in the ground floor of residential buildings for community rooms and community services, such as daycare.

5. Design space for retail and commercial development.

Promote economic growth by incorporating retail and commercial spaces into the neighborhood design. Encourage local businesses, services, and dining options that meet the community's needs while creating jobs and attracting visitors.

5.1 Surround the Central Green with retail and amenity.

"This process has truly given our community a voice. For the first time, I feel like our ideas, concerns, and hopes are being heard and turned into action."

- RESIDENT

Next Steps & Implementation

Moving Forward

By prioritizing education, health and wellness, youth development, and employment alongside housing revitalization, the Union Square Choice Neighborhood Transformation Plan lays the groundwork for a holistic renewal. This comprehensive approach will not only honor the neighborhood's rich history but also position it as a model for sustainable urban revitalization that prioritizes the people who call Union Square home.

Implementation will be a collaborative effort:

Elm City Communities

As the **public housing agency** serving the City of New Haven, and the prime applicant for the Choice Planning Grant, Elm City Communities will continue serving the residents that reside in their properties. **ECC will be instrumental in partnering with local non-profits to implement the proposed strategies in the People Plan.** Additionally, ECC will be the key party **overseeing the relocation and transition of Robert T. Wolfe residents.**

The Glendower Group, LLC

As the **development arm** of Elm City Communities, The Glendower Group will be especially instrumental in implementation of the Housing Plan. Glendower, with Elm City, has a robust history of major public housing redevelopments. They have leveraged RAD conversions, CHFA tax credits, and other funding sources to deliver significantly improved affordable housing to over 2,500 families. They will continue to act in a development capacity and will be the **primary developer across the new buildings.**

The City of New Haven

The Union Square Transformation Plan is made possible through the support and coordination of the City of New Haven - particularly the offices of **City Plan, Economic Development Administration, and Engineering.**

Engagement from the City has been essential in **identifying priorities** throughout the Plan. The City is a key facilitator in the **zoning and entitlement process** of the Union Square site and in **delivering Neighborhood Improvement Strategies.**

Transformation Planning Process
1.5 Years

Submit Plan
We Are Here

Implementation Preparation Process
1 - 2 Years

Partner Non-Profits

Partner Non-Profits will be instrumental in the **implementation of the People Plan.** Elm City Communities operates numerous different programs for residents to access opportunities and services, but without endless resources, there is a limit to their scope.

Partnering with local organizations will **help expand the services and opportunities** that residents have access to. Key areas of focus for these partnerships are: education, economic opportunities and health outcomes.

Implementation Preparation: What Are the Next Steps?

- Plan to Relocate Robert T. Wolfe Residents
- Acquire Complete Site Control
- Hire a Civil Engineering Firm for Site Abatement and Grading
- Apply for a PDD and/or Rezone
- Confirm the Program and Funding for the Initial Development Phase
- Confirm leverage committments from Stakeholders
- **Apply for a HUD Implementation Grant**

Worth up to $50 million, the Implementation Grant is a competitive application process. The $50 million can be used towards housing construction costs to replace distressed public housing.

Implementation: What Does the Future Look Like?

Initiate First Housing Phase

- Glendower will issue an RFP to **select an architecture and engineering team** to design and oversee construction of the first building(s).
- **Apply for CHFA 4% and/or 9% Low Income Housing Tax Credits** to support the financing of the project.
- **Design and construct Phase 1**

Rinse & Repeat

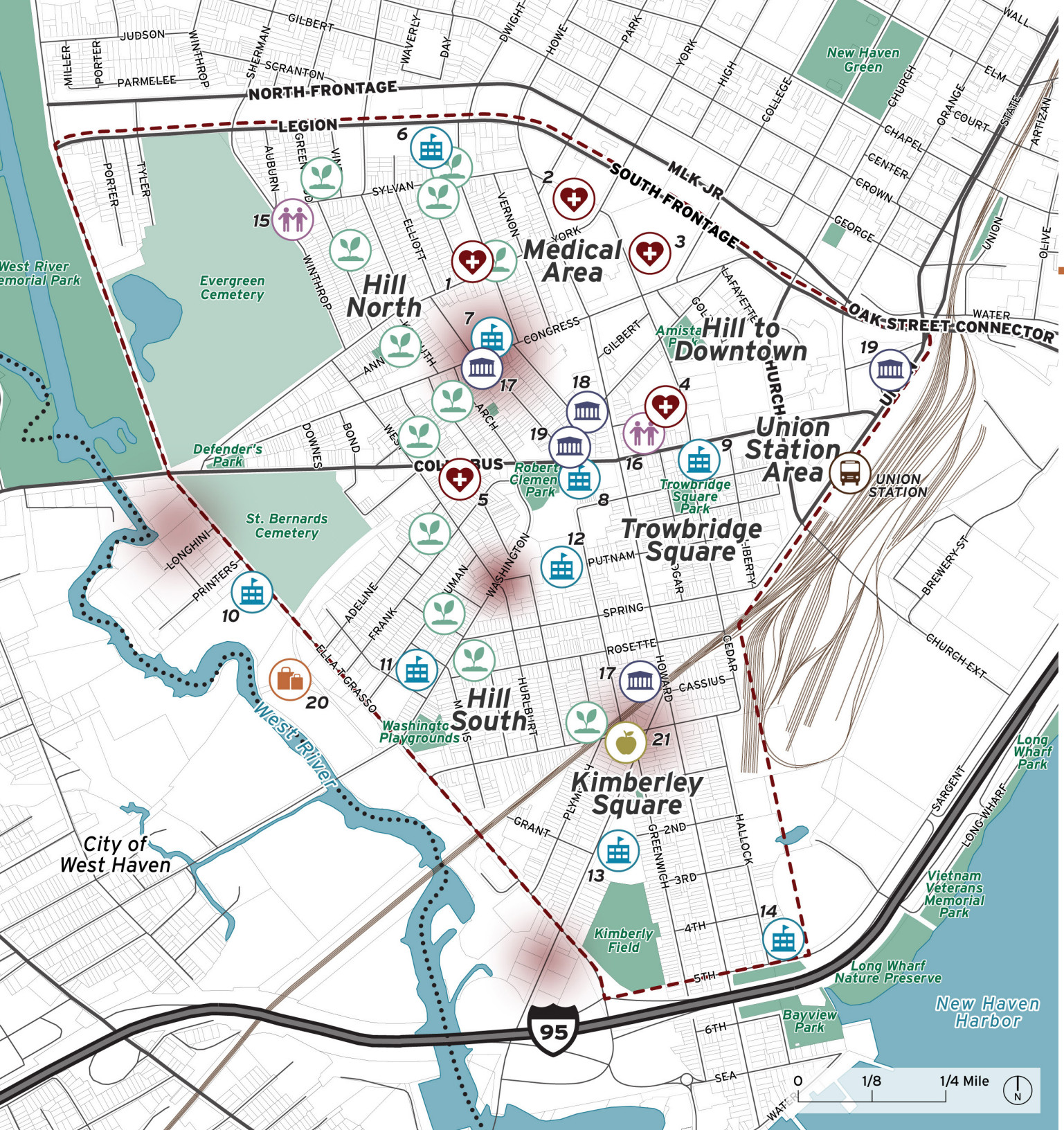
- Due to the large scale of goals of the Transformation Plan, the delivery of units will take numerous cycles of funding, designing, and construction.

Neighborhood & People

- Neighborhood and People initiatives identified and confirmed in the Implementation Grant will commence.

Union Square Implementation

8+ Years



- CNI Neighborhood Boundary
- Hospitals/Health Center
- School
- Community Center
- Government Buildings/ Civic Services
- Shopping
- Grocery Store
- Community Garden
- Transportation
- Commercial Area

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Agenda Date: **Version:** 3 **Status:** Adopted as Amended

In Control: Board of Alders **File Type:** Resolution

WHEREAS, the Board of Education must replace the roof at Truman School; and
WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Truman School on July 7, 2025, at a grant reimbursement rate of 67.86% in the amount of about $1,327,030, to a cost to the City of $628,511; and
WHEREAS, the Connecticut Department of Administrative Services has requested that the local legislative approval needed for the application clearly states the funding information regarding the replacement of the roof at Truman School; and
WHEREAS, the resolution has been updated to satisfy this requirement by the Connecticut Department of Administrative Services; and
WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Building and Stewardship Committee as the building committee with regard to the roof replacement project at Truman School; and,
WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.
NOW THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Truman School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Truman School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

(4) that the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to submit a grant application to Department of Administrative Services for a roof project with approval of education specifications for Truman School; and

(5) that the City of New Haven and the Board of Education approve the use of the funds as

outlined in the attached accounting document, with funds for the project will be set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid in the amount of $628,511.00 split with the district as outlined in the attached accounts payable lines set up for these purposes.

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: April 4, 2025

Meeting Submitted For: April 7, 2025

Regular or Suspension Agenda: Regular

Submitted By: Madeline Negron, Superintendent of New Haven Public Schools

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Comments: Legistar File ID: LM-2025-0223

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

Madeline Negrón, Ph.D.
Superintendent

NEW HAVEN PUBLIC SCHOOLS

P: (475) 220-1000
F: (203) 946-7600

April 4, 2025

Tyisha Walker-Myers
President, Board of Alderman
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06510

Re: The Resolution in Support of the Roof Replacement at Truman School

Dear Ms. Walker-Meyers,

I respectfully submit the enclosed submission requesting the approval of the Board of Alders for three resolutions to replace the roof on Truman School. The roof has been in a deteriorated condition for some time, and has caused significant damage to the inside of the building.

The Board of Education's facilities and finance teams have worked with the leadership of Truman School to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR) a total estimated project cost of $2,800,000; we anticipate the State will provide a grant of approximately 67.86%, leaving a net cost to the City of $899,920 that will be funded through by the Board of Education's building maintenance capital account.

The Board of Education will approve the resolutions at their April 28, 2025 meeting.

The three resolutions are:

1. Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds (please note that the entire value of the project must be approved with local funds).

2. Resolution to Establish a Building Committee for the Truman School Roof Replacement.

3. Resolution for Preparation of Schematic Drawings and Outline Specifications for Truman School Roof Replacement.

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Madeline Negron, Ph.D.
Superintendent of Schools

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

..body
WHEREAS, the Board of Education must replace the roof at Truman School; and

WHEREAS, the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Truman School; and

WHEREAS, the Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Truman School; and

WHEREAS, the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

NOW, THEREFORE, BE IT RESOLVED BY THE ALDERS OF THE CITY OF NEW HAVEN:

(1) that the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Truman School;

(2) that the Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Truman School; and

(3) that the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **April 4, 2025**

FROM: Department/Office New Haven Public Schools

Person Supt. Madeline Negron Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	April 4, 2025
FROM (Dept.):	Board of Education
CONTACT:	Supt. Madeline Negron **PHONE**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time		**SEE COMMENTS**		
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO ☐
YES ☐

1. One-time

2. Annual

Other Comments: The impact to the City is $899,920. The Department of Administrative Services grant reimbursement rate is 67.86%. The total cost of the project is $2,800,000. The matching funds will be appropriated from the Board of Education's Capital Funds and the City of New Haven's General Fund.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Signature Copy

Resolution: LM-2025-0223

File Number: LM-2025-0223

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

WHEREAS, the Board of Education must replace the roof at Truman School; and

WHEREAS, the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Truman School; and

WHEREAS, the Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Truman School; and

WHEREAS, the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

NOW, THEREFORE, BE IT RESOLVED BY THE ALDERS OF THE CITY OF NEW HAVEN:

(1) that the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Truman School;

(2) that the Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Truman School; and

(3) that the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

This Resolution was Adopted by the Board of Alders on 5/5/2025.

Attest, City Clerk _____ **Date** 5/5/2025

Signed, City Clerk _____ **Date** 5/15/2025

Signed, Mayor _____ **Date** 5/19/2025

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: July 2, 2025

Meeting Submitted For: July 7, 2025

Regular or Suspension Agenda: Regular

Submitted By: Madeline Negron, Superintendent of New Haven Public Schools

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Comments: MOTION TO AMEND Legistar File ID: LM-2025-0223

*** We are seeking this amendment to a Board of Alders approval originally received on May 5, 2025 to update the grant amount we are applying for.

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzman@newhavenct.gov with any questions.

Madeline Negrón, Ph.D.
Superintendent

NEW HAVEN PUBLIC SCHOOLS

P: (475) 220-1000
F: (203) 946-7600

June 27, 2025

Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06457

Re: The **Amended** Resolution in Support of the Roof Replacement at Truman School.

Dear Ms. Walker-Myers,
I respectfully submit the enclosed submission requesting the approval of the Board of Alders for an Amended Resolution to replace the roof on Truman School. The roof has been in a deteriorated condition for some time, and has caused significant damage to the inside of the building.

The Board of Education's facilities and finance teams have worked with the leadership of Truman School to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR). On May 5, 2025 the Board of Alders approved the original resolution at an anticipated cost of $2,800,000, where we anticipated the State would provide a grant of approximately 67.86%, leaving a net cost to the City of $899,920 that will be funded through by the Board of Education's building maintenance capital account.

After the Architect completed a thorough inspection and review of what is needed and found that the cost would be reduced to $1,955,541 of which the net cost to the City would be $628,511.

The Board of Education approved the amended resolutions at their June 23, 2025 meeting.

The three resolutions are:

1. Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds (please note that the entire value of the project must be approved with local funds).

2. Resolution to Establish a Building Committee for the Truman School Roof Replacement.

3. Resolution for Preparation of Schematic Drawings and Outline Specifications for Truman School Roof Replacement.

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Madeline Negron, Ed.D
Superintendent of Schools

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

..body
WHEREAS, the Board of Education must replace the roof at Truman School; and,

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Truman School on May 5, 2025 at a grant reimbursement rate of 67.86% in the amount of about $1,900,080; and,

WHEREAS, the total project cost amount has changed to a lower amount and thus the Board of Education of New Haven Public Schools is seeking to update the grant amount being applied for; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Truman School at a grant reimbursement rate of 67.86% in the amount of about $1,327,030; and,

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Truman School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Truman School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Truman School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **July 2, 2025**

FROM: Department/Office New Haven Public Schools

Person Supt. Madeline Negron Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	July 2, 2025
FROM (Dept.):	Board of Education
CONTACT:	Supt. Madeline Negron **PHONE**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time		**SEE COMMENTS**		
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO ☐
YES ☐

1. One-time

2. Annual

Other Comments: The motion to amend is intended to reflect an updated total project cost, which affects the grant amount being applied for. The original impact to the City was $899,920, with an original total cost of the project being $2,800,000.

The impact to the City now is $628,511. The Department of Administrative Services grant reimbursement rate is 67.86%. The total cost of the project is now $1,955,541. The matching funds will be appropriated from the Board of Education's Capital Funds and the City of New Haven's General Fund.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Signature Copy

Resolution: LM-2025-0223

File Number: LM-2025-0223

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

WHEREAS, the Board of Education must replace the roof at Truman School; and,

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Truman School on May 5, 2025 at a grant reimbursement rate of 67.86% in the amount of about $1,900,080; and,

WHEREAS, the total project cost amount has changed to a lower amount and thus the Board of Education of New Haven Public Schools is seeking to update the grant amount being applied for; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Truman School at a grant reimbursement rate of 67.86% in the amount of about $1,327,030; and,

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Truman School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Truman School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Truman School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project

This Resolution was Adopted As Amended by the Board of Alders on 7/7/2025.

Attest, City Clerk _____ **Date** 7/7/2025

Signed, City Clerk _____ **Date** 7/18/2025

Signed, Mayor _____ **Date** 7/29/2025

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 18, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Dr. Madeline Negrón, Superintendent
Dr. Paul Whyte, Chief of School Operations

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Comments: MOTION TO AMEND Legistar File ID: LM-2025-0223

We are seeking this motion to amend as the State has asked the resolution to clearly outline the financial obligations of the Board of Education and the City regarding the projects.

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzmay@newhavenct.gov with any questions.

Dr. Paul Whyte
Chief of School Operations

NEW HAVEN PUBLIC SCHOOLS

Phone: 475-220-1591

February 26, 2026

Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor

Re: **Amended** Resolutions in Support of Roof Replacement at Truman School, Hillhouse High School and Wilbur Cross High School

Dear Honorable President Walker-Myers,

I respectfully submit the enclosed submission requesting the approval for Amended Resolutions to replace the roof(s) at Truman School, Hillhouse High School and Wilbur Cross High School.

The Board of Education facilities and finance teams have worked with the leadership to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR). However, CTDAS requested that the Board of Alders resolution specifically include an outline of the financial obligations of the Board of Education and the City regarding the projects.

On September 22, 2025, the Board of Education recommended for approval of the authorization Funding for the project will be set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid as outlined in the attached accounts payable line set up for these purposes. Additionally on November 7, 2025, the Board of Education recommended for approval of the authorization to submit a grant application to Department of Administrative Services for the roof projects at Truman School, Hillhouse High School and Wilbur Cross High School and the recommended approval of the Education specifications for projects.

School	**Truman**	**Hillhouse**	**Cross**
NHPS/City Portion	$628,511.00	$2,822,521.00	$2,441,573.00
Grant Covers 67.86%	*$1,327,030.00*	*$5,959,436.00*	*$5,155,106.00*
Total Cost	**$1,955,541.00**	**$8,781,957.00**	**$7,596,679.00**

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Dr. Paul Whyte
Chief of School Operations

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

..body

WHEREAS, the Board of Education must replace the roof at Truman School; and

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Truman School on July 7, 2025, at a grant reimbursement rate of 67.86% in the amount of about $1,327,030, to a cost to the City of $628,511; and

WHEREAS, the Connecticut Department of Administrative Services has requested that the local legislative approval needed for the application clearly states the funding information regarding the replacement of the roof at Truman School; and

WHEREAS, the resolution has been updated to satisfy this requirement by the Connecticut Department of Administrative Services; and

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Building and Stewardship Committee as the building committee with regard to the roof replacement project at Truman School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

NOW THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Truman School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Truman School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Truman School.

(4) that the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to submit a grant application to Department of Administrative Services for a roof project with approval of education specifications for Truman School; and

(5) that the City of New Haven and the Board of Education approve the use of the funds as outlined in the attached accounting document, with funds for the project will be set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid in the amount of $628,511.00 split with the district as outlined in the attached accounts payable lines set up for these purposes.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD #

DATE: **2/18/2026**

FROM: Department/Office New Haven Public School
Person Supt. Madeline Negrón Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

AMENDED RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.#2

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 alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	**2/18/2026**
FROM (Dept.):	**Board of Education**
CONTACT:	**Supt. Madeline Negrón** **PHONE**

SUBMISSION ITEM (Title of Legislation):

AMENDED RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT TRUMAN SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.#2

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				**Capital**

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO	**x**
YES	

1. One-time

2. Annual

Other Comments:

The impact to the City now is $628,511. The Department of Administrative Services grant reimbursement rate is 67.86%. The total cost of the project is now $1,955,541. The matching funds will be appropriated from the Board of Education's Capital Funds and the City of New Haven's General Fund.

The City of New Haven and the New Haven Public Schools are applying to the Commissioner of Administrative Services to for a Non-Priority Grant for the roof replacement at the Truman School. The total cost of this project is $1,955,541 and the impact to the City is $889,920. Funding for the project will be set aside using Capital Funds account 3C262664-58101 as outlined in the attached accounts payable line set up for these purposes.

Silver/Petrucelli & Associates
Architects/Engineers/Interior Design
3190 Whitney Avenue, Hamden Ct 06606

June 3, 2025

Educational Specification for Truman School

Project: Roof Replacement, Truman School,

114 Truman Street, New Haven, Connecticut 06519

1. RATIONALE:

The long range plan for the district shows the Truman School (student population 440) calling for a full roof replacement of 40,835 s.f. of low sloped roofs at the school. The last roof replacement project was performed in 1999 & 2004 (depending on location) and the roofs are now 21-26 years old, exceeding their life expectancy. There are numerous areas of current leaking roofs, as reported by Maintenance personnel, and it appears that numerous ongoing repairs are being continuously performed, further reinforcing the urgency to replace the roof as soon as possible. The district plans to bid the project in the spring of 2026 and have the roof replaced over the summer/fall 2026. Extensive interior and deck damage could be caused if the roofs are left un-replaced.

2. LONG – RANGE PLAN:

The districts school facilities provision calls for a safe and appropriate learning environment for the students and staff. In order to comply with this aspect of the plan, it is required to remove & replace all of the low sloped roof sections at Truman School.

3. THE PROJECT:

This project will be bid in one phase and one membrane option as follows:

Low Sloped Roofs (with EPDM membranes):

- Remove existing 2 ply modified membranes, BUR & EPDM membrane.
- Remove existing ballast
- Remove existing cover boards

- Remove existing rigid insulation
- Remove & replace all existing perimeter metal flashings
- Remove & replace all drains, clamping rings & metal strainers
- Install secondary overflow system meeting IBC requirements
- Remove & replace all mechanical curbs, flashing, pitch boxes. Etc.
- Install new 5" Polyisocyanurate rigid insulation
- Install new ¼"tapered Polyisocyanurate rigid insulation
- Install new cover board
- Install new fully adhered EPDM membrane
- Re-wrap all existing ductwork to maintain water tightness.

    - The current school includes grades Pre K - 8 and houses various classrooms, Multi-purpose room, gymnasium, art rooms, music rooms, special education classes, nurses office, main office, kitchen, server, cafeteria, custodial spaces, storage rooms, boiler room and administration offices.
    - Environmental testing for roof components will be performed and if encountered, will be removed & disposed of.
    - No FFE will be included in this project.

4. BUILDING SYSTEMS:

- Security: n/a
- Public Address: n/a
- Technology: n/a
- Phone System: n/a
- Clocks: n/a

5. INTERIOR BUILDING ENVIRONMENT:

- Acoustics: n/a
- Ceilings: If ceiling tiles are damaged due to water leaking from the roof, they will be replaced by the district and will not be part of the project. As well, if walls were stained due to water infiltration, the district will also be handling this scope.
- Lighting: n/a
- HVAC: limited rooftop equipment will be affected in order to satisfy roofing warranties.
- Plumbing: new storm piping will be required if drain location are relocated or if additional secondary drainage is required by code.
- Windows & Doors: n/a

6. SITE DEVELOPMENT:

- Site Acquisitions: n/a
- Parking: n/a
- Drives: n/a
- Walkways: n/a
- Outdoor Athletic Fields: n/a

- Landscaping: n/a
- Site Improvements: n/a

7. CONSTRUCTION BONUS REQUESTS:

Truman School houses the following special program eligible for a school construction bonus.

- School Readiness: yes
- Lighthouse School: n/a
- CHOICE: n/a
- Full Day kindergarten: yes
- Reduced class size: n/a
- Regional Vo-ag Center: n/a
- Inter-District Magnet School: n/a
- Inter-District Cooperative School: n/a
- Regional Special Education Center: n/a

8. COMMUNITY USES:

Truman Elementary School is designed for community use during school hours, before and after school hours and on some weekends throughout the school year and summer months. The uses included but are not limited to include:

- After School Programs
- PTO
- The Recreation Department
- City Voting
- Summer Enrichment Programs
- Neighborhood and town wide public meetings
- Boys & Girl Scouts
- Community performing arts programs

Various and sometimes multiple areas are used for these functions.

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Agenda Date: **Version:** 3 **Status:** Adopted as Amended

In Control: Board of Alders **File Type:** Resolution

WHEREAS, the Board of Education must replace the roof at James Hillhouse High School; and
WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at James Hillhouse High School on July 7, 2025 at a grant reimbursement rate of 67.86% in the amount of about $5,959,436, and to a cost to the City of $2,822,521; and
WHEREAS, the Connecticut Department of Administrative Services has requested that the local legislative approval needed for the application clearly states the funding information regarding the replacement of the roof at Hillhouse High School; and
WHEREAS, the resolution has been updated to satisfy this requirement by the Connecticut Department of Administrative Services; and
WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at James Hillhouse High School; and
WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.
NOW THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Hillhouse High School at a grant reimbursement rate of 67.86%; and

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Hillhouse High School; and

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Hillhouse High School; and

(4) that the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to submit a grant application to the Department of Administrative Services for a roof project with approval of education specifications for Hillhouse High School, and

(5) that the City of New Haven and the Board of Education approve the use of the funds as

outlined in the attached accounting document, with funds for the project being set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid in the amount of $2,882,521 split with the district as outlined in the attached accounts payable lines set up for these purposes.

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: April 4, 2025

Meeting Submitted For: April 7, 2025

Regular or Suspension Agenda: Regular

Submitted By: Madeline Negron, Superintendent of New Haven Public Schools

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Comments: Legistar File ID: LM-2025-0226

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

Madeline Negrón, Ph.D.
Superintendent

NEW HAVEN PUBLIC SCHOOLS

P: (475) 220-1000
F: (203) 946-7600

April 4, 2025

Tyisha Walker-Myers
President, Board of Alderman
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06510

Re: The Resolution in Support of the Roof Replacement at James Hillhouse High School

Dear Ms. Walker-Meyers,

I respectfully submit the enclosed submission requesting the approval of the Board of Alders for three resolutions to replace the roof on James Hillhouse High School. The roof has been in a deteriorated condition for some time, and has caused significant damage to the inside of the building.

The Board of Education's facilities and finance teams have worked with the leadership of James Hillhouse High School to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR) a total estimated project cost of $4,400,000; we anticipate the State will provide a grant of approximately 67.86%, leaving a net cost to the City of $1,414,000 that will be funded through by the Board of Education's building maintenance capital account.

The Board of Education will approve the resolutions at their April 28, 2025 meeting.

The three resolutions are:

1. Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds (please note that the entire value of the project must be approved with local funds).

2. Resolution to Establish a Building Committee for the James Hillhouse School Roof Replacement.

3. Resolution for Preparation of Schematic Drawings and Outline Specifications for James Hillhouse High School Roof Replacement.

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Madeline Negron, Ph.D.
Superintendent of Schools

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

..body
WHEREAS, the Board of Education must replace the roof at James Hillhouse School; and

WHEREAS, the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the James Hillhouse School; and

WHEREAS, the Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at James Hillhouse High School; and

WHEREAS, the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

NOW, THEREFORE, BE IT RESOLVED BY THE ALDERS OF THE CITY OF NEW HAVEN:

(1) that the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the James Hillhouse High School;

(2) that the Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the James Hillhouse High School; and

(3) that the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **April 4, 2025**

FROM: Department/Office New Haven Public Schools

Person Supt. Madeline Negron Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	April 4, 2025
FROM (Dept.):	Board of Education
CONTACT:	Supt. Madeline Negron **PHONE**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time		**SEE COMMENTS**		
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO ☐
YES ☐

1. One-time

2. Annual

Other Comments: The impact to the City is $1,414,000. The Department of Administrative Services grant reimbursement rate is 67.86%. The total cost of the project is $4,400,000. The matching funds will be appropriated from the Board of Education's Capital Funds and the City of New Haven's General Fund.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Signature Copy

Resolution: LM-2025-0226

File Number: LM-2025-0226

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

WHEREAS, the Board of Education must replace the roof at James Hillhouse School; and

WHEREAS, the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the James Hillhouse School; and

WHEREAS, the Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at James Hillhouse High School; and

WHEREAS, the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

NOW, THEREFORE, BE IT RESOLVED BY THE ALDERS OF THE CITY OF NEW HAVEN:

(1) that the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the James Hillhouse High School;

(2) that the Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the James Hillhouse High School; and

(3) that the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

This Resolution was Adopted by the Board of Alders on 5/5/2025.

Attest, City Clerk _____ **Date** 5/5/2025

Signed, City Clerk _____ **Date** 5/16/2025

Signed, Mayor _____ **Date** 5/19/2025

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: July 1, 2025

Meeting Submitted For: July 7, 2025

Regular or Suspension Agenda: Regular

Submitted By: Madeline Negron, Superintendent of New Haven Public Schools

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Comments: MOTION TO AMEND Legistar File ID: LM-2025-0226

*** We are seeking this amendment to a Board of Alders approval originally received on May 5, 2025 to update the grant amount we are applying for.

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Madeline Negrón, Ph.D.
Superintendent

NEW HAVEN PUBLIC SCHOOLS

P: (475) 220-1000
F: (203) 946-7600

June 27, 2025

Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06457

Re: The **Amended** Resolution in Support of the Roof Replacement at James Hillhouse High School.

Dear Ms. Walker-Myers,
I respectfully submit the enclosed submission requesting the approval of the Board of Alders for an Amended Resolution to replace the roof on James Hillhouse High School. The roof has been in a deteriorated condition for some time, and has caused significant damage to the inside of the building.

The Board of Education's facilities and finance teams have worked with the leadership of James Hillhouse High School to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR).

On May 5, 2025 the Board of Alders approved the original resolution at an anticipated cost of $4,400,000, where we anticipate the State will provide a grant of approximately 67.86%, leaving a net cost to the City of $1,414,000 that will be funded through by the Board of Education's building maintenance capital account.

After the Architect completed a thorough inspection and review of what is needed and found significantly more work than originally anticipated, the cost rose to $8,781,957 of which the net cost to the City would be $2,822,521. The Board of Education approved the amended resolutions at their June 23, 2025 meeting.

The three resolutions are:

1. Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds (please note that the entire value of the project must be approved with local funds).

2. Resolution to Establish a Building Committee for the James Hillhouse High School Roof Replacement.

3. Resolution for Preparation of Schematic Drawings and Outline Specifications for James Hillhouse High School Roof Replacement.

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Madeline Negron, Ed.D
Superintendent of Schools

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

..body
WHEREAS, the Board of Education must replace the roof at James Hillhouse High School; and,

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at James Hillhouse High School on May 5, 2025 at a grant reimbursement rate of 67.86% in the amount of about $2,986,000; and,

WHEREAS, the total project cost amount has changed and thus the Board of Education of New Haven Public Schools is seeking to update the grant amount being applied for; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at James Hillhouse High School at a grant reimbursement rate of 67.86% in the amount of about $5,959,436; and,

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at James Hillhouse High School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the James Hillhouse High School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the James Hillhouse High School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **July 1, 2025**

FROM: Department/Office New Haven Public Schools

Person Supt. Madeline Negron Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	July 1, 2025		
FROM (Dept.):	Board of Education		
CONTACT:	Supt. Madeline Negron	**PHONE**	

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	**SPECIAL FUNDS**	**BOND FUNDING**	**CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE**
A. Personnel				
1. Initial start up				
2. One-time		**SEE COMMENTS**		
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO ☐
YES ☐

1. One-time

2. Annual

Other Comments: The motion to amend is intended to reflect an updated total project cost, which affects the grant amount being applied for. The original impact to the City was $1,414,000, with an original total cost of the project is $4,400,000.

The impact now projected to the City is $2,822,521. The Department of Administrative Services grant reimbursement rate is 67.86%. The total cost of the project is $8,781,957. The matching funds will be appropriated from the Board of Education's Capital Funds and the City of New Haven's General Fund.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Signature Copy

Resolution: LM-2025-0226

File Number: LM-2025-0226

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

WHEREAS, the Board of Education must replace the roof at James Hillhouse High School; and,

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at James Hillhouse High School on May 5, 2025 at a grant reimbursement rate of 67.86% in the amount of about $2,986,000; and,

WHEREAS, the total project cost amount has changed and thus the Board of Education of New Haven Public Schools is seeking to update the grant amount being applied for; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at James Hillhouse High School at a grant reimbursement rate of 67.86% in the amount of about $5,959,436; and,

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at James Hillhouse High School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the James Hillhouse High School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the James Hillhouse High School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

This Resolution was Adopted As Amended by the Board of Alders on 7/7/2025.

Attest, City Clerk _____ **Date** 7/7/2025

Signed, City Clerk _____ **Date** 7/18/2025

Signed, Mayor _____ **Date** 7/28/2025

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 18, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Dr. Madeline Negrón, Superintendent
Dr. Paul Whyte, Chief of School Operations

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Comments: MOTION TO AMEND Legistar File ID: LM-2025-0226

We are seeking this motion to amend as the State has asked the resolution to clearly outline the financial obligations of the Board of Education and the City regarding the projects.

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzman@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

Dr. Paul Whyte
Chief of School Operations

NEW HAVEN PUBLIC SCHOOLS

Phone: 475-220-1591

February 26, 2026

Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor

Re: **Amended** Resolutions in Support of Roof Replacement at Truman School, Hillhouse High School and Wilbur Cross High School

Dear Honorable President Walker-Myers,

I respectfully submit the enclosed submission requesting the approval for Amended Resolutions to replace the roof(s) at Truman School, Hillhouse High School and Wilbur Cross High School.

The Board of Education facilities and finance teams have worked with the leadership to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR). However, CTDAS requested that the Board of Alders resolution specifically include an outline of the financial obligations of the Board of Education and the City regarding the projects.

On September 22, 2025, the Board of Education recommended for approval of the authorization Funding for the project will be set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid as outlined in the attached accounts payable line set up for these purposes. Additionally on November 7, 2025, the Board of Education recommended for approval of the authorization to submit a grant application to Department of Administrative Services for the roof projects at Truman School, Hillhouse High School and Wilbur Cross High School and the recommended approval of the Education specifications for projects.

School	**Truman**	**Hillhouse**	**Cross**
NHPS/City Portion	$628,511.00	$2,822,521.00	$2,441,573.00
Grant Covers 67.86%	*$1,327,030.00*	*$5,959,436.00*	*$5,155,106.00*
Total Cost	**$1,955,541.00**	**$8,781,957.00**	**$7,596,679.00**

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Dr. Paul Whyte
Chief of School Operations

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

..body

WHEREAS, the Board of Education must replace the roof at James Hillhouse High School; and

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at James Hillhouse High School on July 7, 2025 at a grant reimbursement rate of 67.86% in the amount of about $5,959,436, and to a cost to the City of $2,822,521; and

WHEREAS, the Connecticut Department of Administrative Services has requested that the local legislative approval needed for the application clearly states the funding information regarding the replacement of the roof at Hillhouse High School; and

WHEREAS, the resolution has been updated to satisfy this requirement by the Connecticut Department of Administrative Services; and

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at James Hillhouse High School; and

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the James Hillhouse High School.

NOW THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Hillhouse High School at a grant reimbursement rate of 67.86%; and

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Hillhouse High School; and

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Hillhouse High School; and

(4) that the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to submit a grant application to the Department of Administrative Services for a roof project with approval of education specifications for Hillhouse High School, and

(5) that the City of New Haven and the Board of Education approve the use of the funds as outlined in the attached accounting document, with funds for the project being set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid in the amount of $2,882,521 split with the district as outlined in the attached accounts payable lines set up for these purposes.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **February 24, 2026**

FROM: Department/Office New Haven Public School
Person Supt. Madeline Negrón Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

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 alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	**2/18/2026**
FROM (Dept.):	**Board of Education**
CONTACT:	**Supt. Madeline Negrón** **PHONE**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT JAMES HILLHOUSE HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				**Capital**

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO	**x**
YES	

1. One-time

2. Annual

Other Comments:
The City of New Haven and the New Haven Public Schools are applying to the Commissioner of Administrative Services for a Non-Priority Grant for the roof replacement at James Hillhouse High School. The impact projected to the City is $2,822,521. The Department of Administrative Services grant reimbursement rate is 67.86%. The total cost of the project is $8,781,957. The matching funds will be appropriated from the Board of Education's Capital Funds and the City of New Haven's General Fund. Funding for the project will be set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid as outlined in the attached accounts payable line set up for these purposes.

Silver/Petrucelli & Associates
Architects/Engineers/Interior Design
3190 Whitney Avenue, Hamden Ct 06606

June 3, 2025

Educational Specification for James Hillhouse High School

Project: Roof Replacement, James Hillhouse High School,

480 Sherman Parkway Street, New Haven, Connecticut 06511

1. RATIONALE:

The long range plan for the district shows the James Hillhouse High School population of 1100 calling for a partial roof replacement of 206,338 s.f. of low sloped roofs at the school. The last roof replacement project was performed in 1999 & 2002 (depending on location) and the roofs are now 23-26 years old, exceeding their life expectancy. There are numerous areas of current leaking roofs, as reported by Maintenance personnel, and it appears that numerous ongoing repairs are being continuously performed, further reinforcing the urgency to replace the roof as soon as possible. The district plans to bid the project in the spring of 2026 and have the roof replaced over the summer/fall 2026. Extensive interior and deck damage could be caused if the roofs are left un-replaced.

2. LONG – RANGE PLAN:

The districts school facilities provision calls for a safe and appropriate learning environment for the students and staff. In order to comply with this aspect of the plan, it is required to remove & replace all of the low sloped roof sections at James Hillhouse High School.

3. THE PROJECT:

This project will be bid in one phase and one membrane option as follows:

Low Sloped Roofs (with EPDM membranes):

- Remove existing BUR & EPDM membrane.
- Remove existing ballast
- Remove existing cover boards
- Remove existing rigid insulation
- Remove & replace all existing perimeter metal flashings
- Remove & replace all drains, clamping rings & metal strainers
- Install secondary overflow system meeting IBC requirements
- Remove & replace all mechanical curbs, flashing, pitch boxes. Etc.
- Install new 5" Polyisocyanurate rigid insulation
- Install new ¼"tapered Polyisocyanurate rigid insulation
- Install new cover board
- Install new fully adhered EPDM membrane
- Remove & Reinstall all existing Photovoltaic roof panels

    - The current High School grades 9-12 and houses various classrooms, Multi-purpose room, auditorium, gymnasium, art rooms, music rooms, special education classes, nurses office, main office, kitchen, server, cafeteria, custodial spaces, storage rooms, boiler room and administration offices.
    - Environmental testing for roof components will be performed and if encountered, will be removed & disposed of.
    - No FFE will be included in this project.

4. BUILDING SYSTEMS:

- Security: n/a
- Public Address: n/a
- Technology: n/a
- Phone System: n/a
- Clocks: n/a

5. INTERIOR BUILDING ENVIRONMENT:

- Acoustics: n/a
- Ceilings: If ceiling tiles are damaged due to water leaking from the roof, they will be replaced by the district and will not be part of the project. As well, if walls were stained due to water infiltration, the district will also be handling this scope.
- Lighting: n/a
- HVAC: limited rooftop equipment will be affected in order to satisfy roofing warranties.
- Plumbing: new storm piping will be required if drain location are relocated or if additional secondary drainage is required by code.

- Windows & Doors: n/a

6. SITE DEVELOPMENT:

- Site Acquisitions: n/a
- Parking: n/a
- Drives: n/a
- Walkways: n/a
- Outdoor Athletic Fields: n/a
- Landscaping: n/a
- Site Improvements: n/a

7. CONSTRUCTION BONUS REQUESTS:

James Hillhouse High School does not house any special program eligible for a school construction bonus.

- School Readiness: n/a
- Lighthouse School: n/a
- CHOICE: n/a
- Full Day kindergarten: n/a
- Reduced class size: n/a
- Regional Vo-ag Center: n/a
- Inter-District Magnet School: n/a
- Inter-District Cooperative School: n/a
- Regional Special Education Center: n/a

8. COMMUNITY USES:

The James Hillhouse High School is designed for community use during school hours, before and after school hours and on some weekends throughout the school year and summer months. The uses included but are not limited to include:

- PTO
- Afterschool Programs
- The Recreation Department
- City Voting
- Summer Enrichment Programs
- Neighborhood and town wide public meetings
- Boys & Girl scouts
- Community choral and other performing arts programs

Various and sometimes multiple areas are used for these functions.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2025-0228

Agenda Date: **Version:** 2 **Status:** Adopted as Amended

In Control: Board of Alders **File Type:** Resolution

WHEREAS, the Board of Education must replace the roof at Wilbur Cross High School; and,

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Wilbur Cross High School on May 5, 2025 at a grant reimbursement rate of 67.86% in the amount of about $3,800,160; and,

WHEREAS, the total project cost amount has changed and thus the Board of Education of New Haven Public Schools is seeking to update the grant amount being applied for; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Wilbur Cross High School at a grant reimbursement rate of 67.86% in the amount of about $5,155,106; and,

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Wilbur Cross High School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Wilbur Cross High School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Wilbur Cross High School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: April 4, 2025

Meeting Submitted For: April 7, 2025

Regular or Suspension Agenda: Regular

Submitted By: Madeline Negron, Superintendent of New Haven Public Schools

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Comments: Legistar File ID: LM-2025-0228

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

Madeline Negrón, Ph.D.
Superintendent

NEW HAVEN PUBLIC SCHOOLS

P: (475) 220-1000
F: (203) 946-7600

April 4, 2025

Tyisha Walker-Myers
President, Board of Alderman
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06510

Re: The Resolution in Support of the Roof Replacement at Wilbur Cross High School

Dear Ms. Walker-Meyers,

I respectfully submit the enclosed submission requesting the approval of the Board of Alders for three resolutions to replace the roof on Wilbur Cross High School. The roof has been in a deteriorated condition for some time, and has caused significant damage to the inside of the building.

The Board of Education's facilities and finance teams have worked with the leadership of Wilbur Cross High School to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR) a total estimated project cost of $5,600,000; we anticipate the State will provide a grant of approximately 67.86%, leaving a net cost to the City of $1,799,840 that will be funded through by the Board of Education's building maintenance capital account.

The Board of Education will approve the resolutions at their April 28, 2025 meeting.

The three resolutions are:

1. Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds (please note that the entire value of the project must be approved with local funds).

2. Resolution to Establish a Building Committee for the Wilbur Cross School Roof Replacement.

3. Resolution for Preparation of Schematic Drawings and Outline Specifications for Wilbur Cross High School Roof Replacement.

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Madeline Negron, Ph.D.
Superintendent of Schools

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

WHEREAS, the Board of Education must replace the roof at Wilbur Cross High School; and

WHEREAS, the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Wilbur Cross High School; and

WHEREAS, the Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Wilbur Cross High School; and

WHEREAS, the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

NOW, THEREFORE, BE IT RESOLVED BY THE ALDERS OF THE CITY OF NEW HAVEN:

(1) that the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Wilbur Cross High School;

(2) that the Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Wilbur Cross High School; and

(3) that the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **April 4, 2025**

FROM: Department/Office New Haven Public Schools

Person Supt. Madeline Negron Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	April 4, 2025
FROM (Dept.):	Board of Education
CONTACT:	Supt. Madeline Negron **PHONE**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time		**SEE COMMENTS**		
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO ☐
YES ☐

1. One-time

2. Annual

Other Comments: The impact to the City is $1,799,840. The Department of Administrative Services grant reimbursement rate is 67.86%. The total cost of the project is $5,600,000. The matching funds will be appropriated from the Board of Education's Capital Funds and the City of New Haven's General Fund.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Signature Copy

Resolution: LM-2025-0228

File Number: LM-2025-0228

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

WHEREAS, the Board of Education must replace the roof at Wilbur Cross High School; and

WHEREAS, the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Wilbur Cross High School; and

WHEREAS, the Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Wilbur Cross High School; and

WHEREAS, the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

NOW, THEREFORE, BE IT RESOLVED BY THE ALDERS OF THE CITY OF NEW HAVEN:

(1) that the Alders of the City of New Haven, authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Wilbur Cross High School;

(2) that the Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Wilbur Cross High School; and

(3) that the Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

This Resolution was Adopted by the Board of Alders on 5/5/2025.

Attest, City Clerk _____ **Date** 5/5/2025

Signed, City Clerk _____ **Date** 5/16/2025

Signed, Mayor _____ **Date** 5/19/2025

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: June 26, 2025

Meeting Submitted For: July 7, 2025

Regular or Suspension Agenda: Regular

Submitted By: Madeline Negron, Superintendent of New Haven Public Schools

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Comments: MOTION TO AMEND Legistar File ID: LM-2025-0228

*** We are seeking this amendment to a Board of Alders approval originally received on May 5, 2025 to update the grant amount we are applying for.

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

Madeline Negrón, Ph.D.
Superintendent

NEW HAVEN PUBLIC SCHOOLS

P: (475) 220-1000
F: (203) 946-7600

June 27, 2025

Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06457

Re: The **Amended** Resolution in Support of the Roof Replacement at Wilbur Cross High School.

Dear Ms. Walker-Myers,
I respectfully submit the enclosed submission requesting the approval of the Board of Alders for an Amended Resolution to replace the roof on Wilbur Cross High School. The roof has been in a deteriorated condition for some time, and has caused significant damage to the inside of the building.

The Board of Education's facilities and finance teams have worked with the leadership of Wilbur Cross High School to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR). On May 5, 2025 the Board of Alders approved the original resolution at an anticipated cost of $5,600,000, where we anticipate the State will provide a grant of approximately 67.86%, leaving a net cost to the City of $1,799,840 that would be funded through by the Board of Education's building maintenance capital account.

After the Architect completed a thorough inspection and review of what is needed and found significantly more work than originally anticipated, the cost rose to $7,596,679 of which the net cost to the City would be $2,441,573.

The Board of Education approved the amended resolutions at their June 23, 2025 meeting.

The three resolutions are:

1. Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds (please note that the entire value of the project must be approved with local funds).

2. Resolution to Establish a Building Committee for the Wilbur Cross School Roof Replacement.

3. Resolution for Preparation of Schematic Drawings and Outline Specifications for Wilbur Cross High School Roof Replacement.

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Madeline Negron, Ed.D
Superintendent of Schools

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

..body
WHEREAS, the Board of Education must replace the roof at Wilbur Cross High School; and,

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Wilbur Cross High School on May 5, 2025 at a grant reimbursement rate of 67.86% in the amount of about $3,800,160; and,

WHEREAS, the total project cost amount has changed and thus the Board of Education of New Haven Public Schools is seeking to update the grant amount being applied for; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Wilbur Cross High School at a grant reimbursement rate of 67.86% in the amount of about $5,155,106; and,

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Wilbur Cross High School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Wilbur Cross High School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Wilbur Cross High School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **July 1, 2025**

FROM: Department/Office New Haven Public Schools

Person Supt. Madeline Negron Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	July 1, 2025
FROM (Dept.):	Board of Education
CONTACT:	Supt. Madeline Negron **PHONE**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time		**SEE COMMENTS**		
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO ☐
YES ☐

1. One-time

2. Annual

Other Comments: The motion to amend is intended to reflect an updated total project cost, which affects the grant amount being applied for. The original impact to the City was $1,799,840 with the original total cost of the project at $5,600,000.

The impact to the City is **now** $2,441,573. The Department of Administrative Services grant reimbursement rate is 67.86%. The total cost of the project now is $7,596,679. The matching funds will be appropriated from the Board of Education's Capital Funds and the City of New Haven's General Fund.

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Signature Copy

Resolution: LM-2025-0228

File Number: LM-2025-0228

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

WHEREAS, the Board of Education must replace the roof at Wilbur Cross High School; and,

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Wilbur Cross High School on May 5, 2025 at a grant reimbursement rate of 67.86% in the amount of about $3,800,160; and,

WHEREAS, the total project cost amount has changed and thus the Board of Education of New Haven Public Schools is seeking to update the grant amount being applied for; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Wilbur Cross High School at a grant reimbursement rate of 67.86% in the amount of about $5,155,106; and,

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at Wilbur Cross High School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Wilbur Cross High School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Wilbur Cross High School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

This Resolution was Adopted As Amended by the Board of Alders on 7/7/2025.

Attest, City Clerk _____ **Date** 7/7/2025

Signed, City Clerk _____ **Date** 7/18/2025

Signed, Mayor _____ **Date** 7/28/2025

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 18, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Dr. Madeline Negrón, Superintendent
Dr. Paul Whyte, Chief of School Operations

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO

Comments: MOTION TO AMEND Legistar File ID: LM-2025-0228

We are seeking this motion to amend as the State has asked the resolution to clearly outline the financial obligations of the Board of Education and the City regarding the projects.

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

Dr. Paul Whyte
Chief of School Operations

NEW HAVEN PUBLIC SCHOOLS

Phone: 475-220-1591

February 26, 2026

Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor

Re: **Amended** Resolutions in Support of Roof Replacement at Truman School, Hillhouse High School and Wilbur Cross High School

Dear Honorable President Walker-Myers,

I respectfully submit the enclosed submission requesting the approval for Amended Resolutions to replace the roof(s) at Truman School, Hillhouse High School and Wilbur Cross High School.

The Board of Education facilities and finance teams have worked with the leadership to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR). However, CTDAS requested that the Board of Alders resolution specifically include an outline of the financial obligations of the Board of Education and the City regarding the projects.

On September 22, 2025, the Board of Education recommended for approval of the authorization Funding for the project will be set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid as outlined in the attached accounts payable line set up for these purposes. Additionally on November 7, 2025, the Board of Education recommended for approval of the authorization to submit a grant application to Department of Administrative Services for the roof projects at Truman School, Hillhouse High School and Wilbur Cross High School and the recommended approval of the Education specifications for projects.

School	**Truman**	**Hillhouse**	**Cross**
NHPS/City Portion	$628,511.00	$2,822,521.00	$2,441,573.00
Grant Covers 67.86%	*$1,327,030.00*	*$5,959,436.00*	*$5,155,106.00*
Total Cost	**$1,955,541.00**	**$8,781,957.00**	**$7,596,679.00**

I look forward to the Alders' prompt approval of the Resolutions. Thank you again for your time and attention.

Very truly yours,

Dr. Paul Whyte
Chief of School Operations

..title

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO

..body

WHEREAS, the Board of Education must replace the roof at Wilbur Cross High School; and

WHEREAS, the Board of Alders of the City of New Haven, previously authorized the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at Wilbur Cross High School on July 7, 2025 at a grant reimbursement rate of 67.86% in the amount of about $5,155,106.00, and to a cost to the City of $2,441,573; and

WHEREAS, the Connecticut Department of Administrative Services has requested that the local legislative approval needed for the application clearly states the funding information regarding the replacement of the roof at Wilbur Cross High School; and

WHEREAS, the resolution has been updated to satisfy this requirement by the Connecticut Department of Administrative Services; and

WHEREAS, the Board of Alders of the City of New Haven names its Citywide School Building and Stewardship Committee as the building committee with regard to the roof replacement project at Wilbur Cross High School; and,

WHEREAS, the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

NOW THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven:

(1) that the Board of Alders of the City of New Haven authorizes the Board of Education of New Haven Public Schools to apply to the Commissioner of Administrative Services and to accept or reject a grant for the roof replacement project at the Wilbur Cross High School at a grant reimbursement rate of 67.86%; and,

(2) that the Board of Alders of the City of Haven names its Citywide School Buildings and Stewardship Committee as the building committee with regard to the roof replacement project at the Wilbur Cross High School; and,

(3) that the Board of Alders of the City of New Haven, hereby authorizes at least the preparation of schematic drawings and outline specifications for the roof replacement project at the Wilbur Cross High School.

(4) that the Board of Alders of the City of New Haven, hereby authorizes the Board of Education of New Haven Public Schools to submit a grant application to Department of Administrative Services for a roof project with approval of education specifications for Wilbur Cross High School, and,

(5) that the funds for this project will be set aside using the OPMG FY25-26 capital reallocations grant in aid in the amount of $1,177,479 and capital funds account 3C24-2466-58101 in the amount of $1,264,094 as outlined in the accounts payable lines set up for these purposes.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **2/18/2026**

FROM: Department/Office New Haven Public School
Person Supt. Madeline Negrón Telephone

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	**2/18/2026**
FROM (Dept.):	**Board of Education**
CONTACT:	**Supt. Madeline Negrón** **PHONE**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE SUPERINTENDENT OF NEW HAVEN PUBLIC SCHOOLS TO APPLY FOR AND ACCEPT A NON-PRIORITY GRANT AT A GRANT REIMBURSEMENT RATE OF 67.86% FROM THE CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF SCHOOL CONSTRUCTION GRANT REVIEW (CTDAS/OSCGR) FOR THE REPLACEMENT OF THE ROOF AT WILBUR CROSS HIGH SCHOOL AND TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO

List Cost: **Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.**

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				**Capital**

List Revenues: **Will this item result in any revenues for the City? If Yes, please list amount and type.**

NO	**x**
YES	

1. One-time

2. Annual

Other Comments:

The City of New Haven and the New Haven Public Schools are applying to the Commissioner of Administrative Services to for a Non-Priority Grant for the roof

replacement at Wilbur Cross High School. The total cost of this project is $7,596,679 and the impact to the City is $2,441,573. Funding for the project will be set aside using the OPMG FY25-26 Capital Reallocations Grant in Aid in the amount of $1,177,479 and Capital Funds Account 3C242466-58101 in the amount of $1,264,094 as outlined in the attached accounts payable lines set up for these purposes.

Silver/Petrucelli & Associates
Architects/Engineers/Interior Design
3190 Whitney Avenue, Hamden Ct 06606

June 3, 2025

Educational Specification for Wilbur Cross High School

Project: Roof Replacement, Wilbur Cross High School,

181 Mitchell Drive, New Haven, Connecticut 06519

1. RATIONALE:

The long range plan for the district shows the Wilbur Cross High School (student population 1565) calling for a partial roof replacement of 170,485 s.f. of low sloped roofs at the school. The last roof replacement project was performed in 2005 and the roofs are now 20 years old, exceeding their life expectancy. There are numerous areas of current leaking roofs, as reported by Maintenance personnel, and it appears that numerous ongoing repairs are being continuously performed, further reinforcing the urgency to replace the roof as soon as possible. The district plans to bid the project in the spring of 2026 and have the roof replaced over the summer/fall 2026. Extensive interior and deck damage could be caused if the roofs are left un-replaced

2. LONG – RANGE PLAN:

The districts school facilities provision calls for a safe and appropriate learning environment for the students and staff. In order to comply with this aspect of the plan, it is required to remove & replace all of the low sloped roof sections at Wilbur Cross High School.

3. THE PROJECT:

This project will be bid in one phase and one membrane option as follows:

Low Sloped Roofs (with EPDM membranes):

- Remove existing EPDM membrane.
- Remove existing cover boards
- Remove existing rigid insulation
- Remove & replace all existing perimeter metal flashings
- Remove & replace all drains, clamping rings & metal strainers
- Install secondary overflow system meeting IBC requirements
- Remove & replace all mechanical curbs, flashing, pitch boxes. Etc.
- Install new 5" Polyisocyanurate rigid insulation
- Install new ¼"tapered Polyisocyanurate rigid insulation
- Install new cover board
- Install new fully adhered EPDM membrane
- Remove & Reinstall existing Photovoltaic Panels
- Re-wrap all existing ductwork to maintain water tightness.

    - The current school includes grades 9-12 and houses various classrooms, Multi-purpose room, auditorium, gymnasium, art rooms, music rooms, special education classes, nurses office, main office, kitchen, server, cafeteria, custodial spaces, storage rooms, boiler room and administration offices.
    - Environmental testing for roof components will be performed and if encountered, will be removed & disposed of.
    - No FFE will be included in this project.

4. BUILDING SYSTEMS:

- Security: n/a
- Public Address: n/a
- Technology: n/a
- Phone System: n/a
- Clocks: n/a

5. INTERIOR BUILDING ENVIRONMENT:

- Acoustics: n/a
- Ceilings: If ceiling tiles are damaged due to water leaking from the roof, they will be replaced by the district and will not be part of the project. As well, if walls were stained due to water infiltration, the district will also be handling this scope.
- Lighting: n/a
- HVAC: limited rooftop equipment will be affected in order to satisfy roofing warranties.
- Plumbing: new storm piping will be required if drain location are relocated or if additional secondary drainage is required by code.
- Windows & Doors: n/a

6. SITE DEVELOPMENT:

- Site Acquisitions: n/a
- Parking: n/a

- Drives: n/a
- Walkways: n/a
- Outdoor Athletic Fields: n/a
- Landscaping: n/a
- Site Improvements: n/a

7. CONSTRUCTION BONUS REQUESTS:

Wilbur Cross High School does not house any special program eligible for a school construction bonus.

- School Readiness: n/a
- Lighthouse School: n/a
- CHOICE: n/a
- Full Day kindergarten: n/a
- Reduced class size: n/a
- Regional Vo-ag Center: n/a
- Inter-District Magnet School: n/a
- Inter-District Cooperative School: n/a
- Regional Special Education Center: n/a

8. COMMUNITY USES:

The Wilbur Cross High School is designed for community use during school hours, before and after school hours and on some weekends throughout the school year and summer months. The uses included but are not limited to include:

- PTSA – meets regularly during after school hours and hosting class reunions.
- The Recreation Department – uses for summer programming in partnership with Police Athletic League.
- Town Voting – Cross is a town voting site and has also hosted candidate forums
- Summer Enrichment Programs – local immigrant support organizations use the facilities in the summer for enrichment programs, as well as the school, district and city partnerships
- Neighborhood and town wide public meetings – held throughout the year by Mayor, Alders, Municipal groups (Police graduations, firefighter exams, SAT exams)
- Community choral and other performing arts programs – community organizations, fraternal organizations, pageants, arts and dance programs.
- We also have a child care center that operates M-F through the school year for infants/toddlers

- The Kitchen serves meals to community throughout the summer

Various and sometimes multiple areas are used for these functions.

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NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT** for the remapping of properties from the PDD-15 Zone to the Transit-Oriented Community Zone, and to allow residential uses in the Transit-Oriented Community Zone, including modifications to Section 42, Table 3 (Use Table), for the purposes of implementing the Union Square Choice Neighborhoods Transformation Plan.

REPORT: **1677-01**
ADVICE: **Approval**

PROJECT ADDRESSES:

- 169 Union Avenue (MBLU: 237 0086 00100)
- 94 Columbus Avenue (MBLU: 238 0086 00200)
- 89 Union Avenue (MBLU: 238 0086 00300)
- 49 Union Avenue (MBLU: 238 0086 00400)
- 86 South Orange Street (MBLU: 238 0110 00200)
- 91 Columbus Avenue (MBLU: 238 0110 00100)
- 1 Tower Lane (MBLU: 238 0110 00300)
- No # Union Avenue (MBLU: 237 0086 00500)
- 90 South Orange Street (MBLU: 238 0110 00404)

APPLICANT/OWNER:
Applicant: The Housing Authority of the City of New Haven (HANH)
Owners: The Housing Authority of the City of New Haven (HANH) and the City of New Haven

SUBMISSION:
This petition for this ordinance amendment was dated for and received at the January 5, 2026, Board of Alders meeting. Legistar File ID: OR-2026-0003. The submission included:

- Checklist for Aldermanic Submissions
- Fiscal Impact Statement
- Prior Notification Form
- Cover Letter
- Petition Order
- Petition Exhibits
    - Exhibit A: Zoning Map Amendment
    - Exhibit B: Amendments to Section 42, Table 3, Use Table
    - Exhibit C: Statement with Respect to the City's Plan of Conservation and Development
- Filing Fee

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6

BACKGROUND AND PDD HISTORY

The site of the proposed zone change comprises 9 parcels, approximately 11.2 acres, located in the Hill neighborhood and bounded by Tower Lane to the north, Church Street South in the west, Union Avenue to the south and South Orange Street to the east. The site is bisected by Columbus Avenue. These parcels comprise a large portion of an existing Planned Development District 15 (PDD 15), which extends northerly to South Frontage Road.

Portions of the northeast area of the proposed parcels were previously in the Special Flood Hazard Area. The updated FEMA map demonstrates a Letter of Map Revision that no longer includes these parcels within the Special Flood Hazard Area as shown below.

These properties are owned by the Housing Authority of New Haven and the City of New Haven. The Housing Authority of New Haven currently owns certain real property located in the City of New Haven commonly known as: (i) 169 Union Avenue (MBLU: 237 0086 00100); (ii) 94 Columbus Avenue (MBLU: 238 0086 00200); (iii) 89 Union Avenue (MBLU: 238 0086 00300); (iv) 49 Union Avenue (MBLU: 238 0086 00400); (v) 86 South Orange Street (MBLU: 238 0110 00200); (vi) 91 Columbus Avenue (MBLU: 238 0110 00100); and (vii) 1 Tower Lane (MBLU: 238 0110 00300) (collectively, the "HANH Property"). The City currently owns certain real property located in the City commonly known as: (a) No # Union Avenue (MBLU: 237 0086 00500); and (b) 90 South Orange Street (MBLU: 238 0110 00404).

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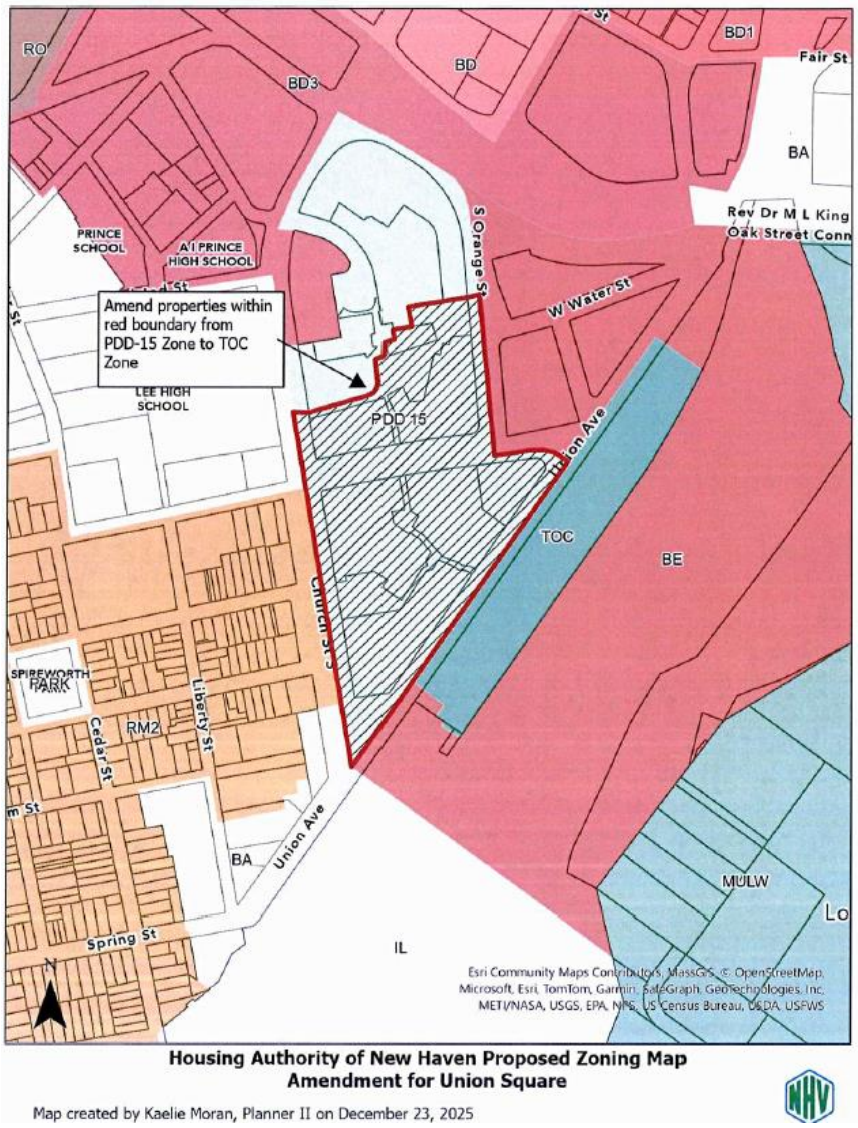

Housing Authority of New Haven Proposed Zoning Map Amendment for Union Square

Map created by Kaelie Moran, Planner II on December 23, 2025

Planned Development District 15 - Church Street South

The Church Street South Planned Development District (PDD) #15 is an approximately 15-acre mixed-use area in the Hill neighborhood bounded by Union Avenue, South Orange Street, South Frontage Road (Route 34), and Church Street South. The PDD supported the development of the mid-density Church Street South (now demolished) and high-density residential towers, including Tower One and Tower East, which primarily serve elderly and moderate-income residents. Residential development includes courtyards, landscaped open spaces, pedestrian walkways, and internal streets part of the Robert T. Wolfe apartments operated by Elm City Communities fronting on Union Ave. Institutional facilities in the district include the Greek Orthodox Church (St. Basil's) The parcel known as 9 Tower Lane was removed from the PDD in 1989.

Prior to Redevelopment, the area around including the parcels in PDD 15 played an important role in New Haven's early economic history providing blocks of row houses for primarily immigrant families and an array of local shops, bakeries, and family-owned businesses that served the

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neighborhood. As factories closed and the manufacturing economy shifted through the late 20th century, buildings fell into decline and neighborhoods in this area became less cohesive.

PDD #15 was adopted by the Board of Alders in 1967 with the purpose of establishing low-income multifamily housing as part of the Church Street Redevelopment and Renewal Project. The original project area was bounded by Church Street Extension, the Oak Street Connector (South Frontage Road), South Orange Street, and Union Avenue known as Church Street South. The project consisting of 30 buildings of low-income housing was constructed in 1969 ultimately housing approximately 260 families. In 2008 Northland Investment Corporation purchased the property from the prior owner, The Community Builders. After years of ongoing structural issues, the project was demolished in 2018 to make way for a newly visioned mixed-use development first articulated in the Hill to Downtown Community Plan in 2014.

In 2023 Elm City Communities (ECC, the Housing Authority of New Haven), with the Glendower Group, (the development arm of ECC) purchased the Northland-owned parcels at the former Church Street South. Elm City Communities, in partnership with the City of New Haven, received a grant to initiate the Union Square Choice Neighborhood Planning process through HUD from 2023 to 2025 https://unionsquarechoice.com/ .

There have been numerous amendments to the PDD as detailed below primarily to accommodate ongoing developments of the Towers buildings by the New Haven Jewish Community Council and the Greek Community Church (Saint Basil's) ongoing developments of the Towers buildings by the New Haven Jewish Community Council and the Greek Community Church (St. Basil's).

Date	**CPC Meeting / Report No.**	**Action Taken**
August 1, 1967	621-01A	Amendment to change the BE zone to the RH-2 zone for Parcels J, K, and L
August 1, 1967	621-01B	Initial approval of Planned Development District #15 (Church Street South).
March 5, 1968	654-01	Amendment approving inclusion of Tower One within PDD #15.
September 30, 1968	644-06	Amendment to PDD #15 reducing overall project size.
November 30, 1971	687-01	Revision to PDD permitting commercial space, daycare, and 12 residential units.
December 16, 1983	952-01	Action related to Church Street South Housing Finance Corporation (Tower One).
June 20, 1984	968-11	Detailed Plan Review (primarily landscape-related comments).
August 17, 1988	1072-04 / 1072-02	Approval of Land Disposition Agreement (LDA) to the New Haven Greek Community and PDD amendment to permit church and related uses.
April 5, 1989	1088-01 / 1088-02	Amendment to PDD deleting parcel K-1 and approving mixed-use commercial/residential plans.

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July 19, 1989	1094-24	City Site Plan Review (CSPR) and Detailed Plan Review (DPR) for Greek Community development (K-1-B and K-2).
July 31, 1991	1135-21	Revised DPR and CSPR approval with NHRA advisory input for Greek Community facilities.
February 19, 1992	1143-08	Detailed Plan Review approval for church construction.
May 20, 1992	1148-06	Minor modification approval for Tower One (accessory commercial use).
September 16, 1992	1151-12	Administrative approval for change in utility vault location.
May 12, 1994	1176-10	DPR approval for Tower One parking lot and related minor modifications.
June 15, 1994	1177-05	Amendment to Land Disposition Agreement for K-1-B parcel.
September 22, 1999	1278-19	Approval of Section 108 Loan ($10.5 million) with HUD guarantee supporting PDD development.
May 31, 2002	*Administrative*	Modification for accessibility improvements (no CPC meeting number noted).
December 16, 2009	*Administrative*	Approval for addition to the Greek Orthodox Church within the PDD.
December 15, 2015	*Administrative*	Lot split approved to facilitate a 4,300 sq. ft. addition to St. Basil's Church.

PROPOSED ZONING – TOC Districts—Transit Oriented Community

The applicant proposes to rezone 9 parcels, approximately 11.4 acres from PDD #15 to the Transit Oriented Community (TOC) Zone and to amend the New Haven Zoning Ordinance to modify Section 42, Table 3 (Use Table), for the purposes of implementing the recommendations from the above-mentioned planning grant. More information on the formal title of Union Square Choice Neighborhoods Transformation Plan is found later in this report.

As stated in the application for the new Zoning District, "Transit-Oriented Development is generally defined as a mixed-use community within an average 2,000-foot walking distance of a transit hub and core commercial area. Such districts mix residential, retail, office, open space, and public uses in a walkable environment, providing convenience for residents, visitors, and employees to travel by foot, bicycle, transit, or car. The TOD concept connects land use and transportation in an integrated development approach."

The proposed New Haven Zoning Ordinance modification would permit the following use As-of-Right where it is currently permitted by Special Permit within the TOC zone:

Dwelling units in multi-family dwellings located above first stories of structures at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that the TOC zone shall have a maximum density of one unit per 500 sq. ft. of gross floor area of entire building, limited to gross

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floor area as defined in the New Haven Zoning Ordinance, and except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitations

The modification would also permit the following use by Special Permit where it is currently Not Permitted within the TOC zone:

Dwelling units in multi-family dwellings located on first stories only in combination with upper story residential use (if applicable) at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitation

The proposed new footnote 9 would allow for exceptions to the proposed change to dwelling units on the ground floor that would permit them As-of-Right when within a limited set of geographic areas:

9. In the TOC, first floor dwelling units are permitted As-of-Right along Church Street South between Union Avenue and Columbus Avenue, along Columbus Avenue between Church Street South and Union Avenue, along South Orange Street between Columbus Avenue and West Water Street, along the portion of Portsea Street to be established between Columbus Avenue and Church Street South, and along the portion of Portsea Street to be established between Columbus Avenue and South Orange Street. First floor dwelling units are permitted by Special Permit in all other locations.

Zoning Table – Comparison of Bulk, Yard, Density, and Parking Regulations
The table below demonstrates the differences between the original underlying zone that the existing PDD varies from (the RH-2 zone), the existing enacted PDD, and the proposed BD-3 zone.

Standard	**RH-2 in Aug 1967** ***Underlying Zoning***	**PDD 15** ***Approved Variation of Underlying Zoning***	**TOC** ***Proposed Zoning***
Maximum Density of Units per Lot Area	One unit per 2,000 sq ft	One unit per 1,010 sq ft	N/A
Maximum Density of Units per Gross Area of the Building	N/A	N/A	One unit per 1,000 sq ft[1]
Maximum Building Coverage	30%	40.4%	No direct limit
Maximum Gross Floor Area (Floor Area Ratio – FAR)	0.5 to 1.7 (depending on building coverage)	1.03 to 1.89	10.0

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Front Yard Setback		17-25 ft	3-5 ft	No front yard required with exceptions[2]
Side Yard Setback		One side at least 8 ft; other side at least 10 ft	0 ft; 5 ft for the side containing the "Dining Area"	No side yard required with exceptions[2]
Rear Yard Setback		25 ft	No variation from RH-2	No rear yard required with exceptions[2]
Accessory Buildings in Required Yards		Permitted with a minimum of 5 ft from the lot line	No minimum	Same yard regulations as principal buildings apply
Covered Front Yard Parking		Permitted by Special Exception	"Requested" (as stated in PDD materials)	N/A
Distance Between Facing Walls of Two Garden Apartments	Both walls contain windows	50 ft	28 ft	N/A
	One wall contains windows	20 ft	9 ft	
Distance Between Facing Walls of Other Residential Principal Buildings	Both walls contain windows	41 ft	27 ft	N/A
	One wall contains windows	27 ft	14 ft	
Projection into Corner Visibility Area		Not Permitted	Permitted up to 4 ft	Not Permitted
Maximum Building Height – Tower		110 feet	224 ft	No limit on building height
Maximum Building Height – Dining / Low-Rise Areas		40 feet	Up to 72 feet	N/A
Minimum Parking		108 parking spaces (a ratio standard is not provided)	45 parking spaces	0.5 spaces per dwelling unit 0.33 per Assisted Living and Elderly Housing unit
Minimum Open Space per Dwelling Unit		250 sq ft / 125 ft for elderly units	Approx. 351 sq ft	50 sq ft with exceptions[3]

Notes

1. Specified in Use Regulations – Section 42, Table 3, Use Table, A (Residential Uses).

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2. In the TOC zone, there must be a minimum of 20 ft of unobstructed land from the ground up on which no structures shall be located between the outer face of a building foundation wall at grade of a principal building that fronts on a street and the curb of such street – Section 43(h)(4) (Yard Regulations, Exceptions).
3. If any point on the lot upon which the mixed-use building or the residential principal building is situated is located within a 1,000-foot radius of publicly accessible usable open space, then a minimum of 25 square feet of usable open space per dwelling unit shall be required.

Zoning Table – Comparison of Relevant Use Regulations

Use	RH-2 in Aug 1967 *Underlying Zoning*	PDD 15	TOC *Current Zoning*	TOC *Proposed Amendment*
Dwelling Units	Permitted As-of-Right	Permitted As-of-Right	Permitted by Special Permit (*above ground floor*)	Permitted As-of-Right (*above ground floor*)
			Not Permitted (*ground floor in combination with upper story dwelling units*)	Permitted by Special Permit with exceptions[1] (*ground floor in combination with upper story dwelling units*)
Retail	Permitted As-of-Right (*limited to accessory use*)	Permitted As-of-Right (*PDD materials only specify ground floor use*)	Permitted As-of-Right (*majority of retail uses*)	Same as current TOC zone

Notes

1. In the TOC, first floor dwelling units are permitted As-of-Right along Church Street South between Union Avenue and Columbus Avenue, along Columbus Avenue between Church Street South and Union Avenue, along South Orange Street between Columbus Avenue and West Water Street, along the portion of Portsea Street to be established between Columbus Avenue and Church Street South, and along the portion of Portsea Street to be established between Columbus Avenue and South Orange Street. First floor dwelling units are permitted by Special Permit in all other locations.

PUBLIC HEARING

A Public Hearing was held by the City Plan Commission on January 27, 2026. A transcript of the hearing, meeting #1677, will be available from the City Plan Department.

PLANNING CONSIDERATIONS

Given the long history of PDD #15, it is not surprising the City's approach to land uses in this area have changed significantly since its inception. In spite of the many changes to the PDD over the years, it still codifies the auto-centric redevelopment era approach to housing and mixed-use

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development on these parcels. Previous zoning approaches failed to capitalize on the unique location of this land adjacent to one of the most important public transit hubs in New England, or fully utilize the nearby City's amenities core to several established neighborhoods.

As is evident in the previously submitted zoning for the Transit Oriented Community Zone, both the City of New Haven and the State of Connecticut have recognized the importance supporting Transit Oriented Development.

Pursuant to General Statutes §13b-790, a Transit-Oriented Development is "the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services." The State of Connecticut demonstrates an investment in these areas both through upgrades the commuter rail network in response to growth in rail ridership and the ongoing work by the Municipal Redevelopment Authority focused on "grow neighborhoods by expanding housing around transit hubs and in downtowns."

This application aligns with the City's Plan of Conservation and Development, New Haven Vision 2034 (2025), the recently adopted Union Square Choice Neighborhood Transformation Plan (2025) and the goals set forth in the Hill to Downtown Community Plan (2014).

NEW HAVEN COMPREHENSIVE PLAN: SUBMISSION MEETS REQUIREMENTS

The City of New Haven's Vision 2034 Comprehensive plan emphasizes the need for greater housing development city wide. Staff find the proposed zoning amendment to be in alignment with that vision and note that several goals found in the Great Places to Live focus area would be furthered by it. The applicant identified some of these goals in their submission, highlighting the increased number of dwelling units this amendment would facilitate, the deep affordability of many of those units, and the development of a vast swath of currently vacant land to productive use. The applicant envisions a mixed-use community with thousands of new dwelling units and added commercial space to support them. Overall, staff find the proposed amendment to be consistent with the goals of the comprehensive plan.

New Haven Vision 2034, Goals addressed by this project include:

Great Places to Live

Goal 1: Increase the number of deeply affordable housing units.

- Strategy 1.2: Prioritize the development of housing units affordable to households at or below 30% of Area Median Income (AMI) in development of mixed-income housing.
- Strategy 1.4: Support expansion and redevelopment of public housing projects
- Strategy 1.7: Advocate for the development of more affordable housing across the region.

Goal 2: Increase housing supply.

- Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
- Strategy 2.2: Amend ordinances and policies to better support housing development.
- Strategy 2.7: Increase affordable, accessible housing options for people with disabilities.

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Goal 4: Transform empty and run-down properties into affordable housing and other community resources.
Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.

- Support mixed-use development and ensure that such development is sensitive to the neighborhood.

Choice Neighborhood Transformation Plan
The Union Square Choice Neighborhood Transformation Plan sets several goals for the revitalization of the Union Square Neighborhood. These goals were developed based on extensive community outreach and were drafted to ensure Union Square becomes a thriving, equitable, and resilient community. The goals are grouped into three categories: People, Neighborhood, and Housing. Staff have identified areas where the proposed zoning amendment aligns with the goals of the Choice Neighborhood Plan. In many ways the amendment supports the Housing goals of the transformation plan, increasing density and affordability at a large scale. By its very nature the TOC zone promotes the design of pedestrian and cyclist first transportation networks, which is consistent with some of the neighborhood goals of the plan. Lastly it will facilitate the creation of jobs throughout construction phases of future developments, and through the creation of ground floor commercial space in the zone.

<u>People</u>

- Goal 5: Foster job creation and economic development.

<u>Neighborhood</u>

- Goal 1: Calm traffic, ensure pedestrian and bicyclist safety, and improve connections within and outside Union Square.
    - Strategy 1.3 Improve pedestrian amenities to make the neighborhood safer and more comfortable to cross on foot
- Goal 2: Make sure the neighborhood’s public places support wellness, safety, and economic mobility.
- Goal 4: Increase the supply of affordable and high-quality homes for homeowners and renters who want to stay here.
    - Strategy 4.2 Promote new housing development for all ages and family types, especially on underutilized land and at neighborhood hubs.

<u>Housing</u>

- Goal 1: Ensure the right to return for current Wolfe residents and former Church Street South residents.
- Goal 2: Provide affordable, safe, and high-quality housing choices.
    - Strategy 2.1 Provide diverse housing options: townhouse-style homes and tall apartment buildings
- Goal 3: Deliver new infrastructure for flood resiliency, pedestrian connectivity, parking, and access to public transit
    - Strategy 3.1 Design buildings above Base Flood Elevation and use green infrastructure to absorb stormwater and runoff

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- Goal 4: Offer amenities for community gatherings, social support, and recreation.
    - Strategy 4.1 Allocate space on the ground floor of residential buildings for community rooms and community services, such as daycare.
- Goal 5: Design spaces for retail and commercial development.
- Goal 6: Housing and Neighborhood Revitalization.

Hill to Downtown Plan (Adopted 2014)
The Hill-to-Downtown Community Plan emphasizes the need for an organic connection between the Hill Neighborhood and Downtown. This connection must be growth based, including the development of high-quality housing that accommodates a wide range of incomes, places that serve the social needs of residents, and businesses that serve economic needs of the community. All these initiatives work towards a community vision of a vibrant, walkable, mixed-use district. The intent of this application is to facilitate the construction of a community scale development that embodies these principles. The goal is to fill in the currently vacant land nearest Union Station to high density mixed income and mixed-use building. The scale of density this ordinance would allow is rarely seen. It would have a permanent effect on New Haven's population, as well as a noticeable social benefit by connecting this portion of the Hill to Downtown. In short, the proposed text and map amendments aligns with the following goals explicitly referenced in the Community Plan:

- Encourage Development of Commercial, Residential, and Retail Space in the Areas Around Union Station and within the Medical District Areas.
- Strengthen the Existing Neighborhood.
- Improve Connectivity within the District and to Downtown
- Expand the City's Tax Base

CITY CHARTER AND ZONING ORDINANCE CRITERIA
Sections(s) 181 and 182 of the Charter of The City of New Haven
The City Plan Commission finds that, based on submitted information, the proposed zoning ordinance amendment complies with Sections 181 and 182 of the Charter of the City of New Haven in that it is:

(i.) uniform for each class of buildings or structures,
(ii.) made in accordance with the comprehensive plan,
(iii.) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and
(iv.) made with reasonable consideration, as to the character of the proposed district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

Section 64(d)(2)c of the New Haven Zoning Ordinance

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Section 64(d)(2) requires that the City Plan Commission take the following into consideration in evaluating any amendment to the Zoning Map:

a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven:

Since the approval of the subject PDD, there has been increased need for housing New Haven and increased consideration for housing growth near transit resources like Union Station. The surrounding area has also been rezoned to the BD-3 zone to the northwest of these parcels as part of work to support mixed-use development between Downtown New Haven and Union Station. The mapping of the Transit-Oriented Community (TOC) zone and the adoption and mapping of the Downtown for All Overlay District in this surrounding area has further indicated a plan for increased residential and mixed-use development in support of greater housing and economic opportunity.

These parcels were once part of the BE zone (Wholesale and Distribution) and were rezoned to the RH-2 zone in the same City Plan Commission meeting (August 1967) at which these parcels were then added into PDD 15. The intent of that rezoning was to support more viable and necessary residential development in a formerly industrial part of the city. The proposed text and map changes continue that intent – they further apply new ground floor residential allowances to the TOC that maintain the underlying RH-2 and existing PDD's residential priorities while adjusting to the modern contextual needs of ground floor commercial uses facing Union Station and ground floor residential uses facing the Hill neighborhood.

b. Whether some other method or procedure under the zoning ordinance is more appropriate:

The proposed ordinance text and map amendments are the most appropriate method to support mixed-use and residential development on this site that is also sensitive to the divergent abutting characteristics of residential uses to the west in the Hill neighborhood and proposed mixed uses to the east at Union Station. The added footnote that specifies areas for as-of-right ground floor residential units is in keeping with the abutting residential conditions of those named streets. It reflects a continuation of the TOC zone in an area that will be served by various public transit uses while adding in exceptions to ensure that the TOC zone can be contextually applicable adjacent to a lower density residential neighborhood context.

Considering that the Union Square Transformation Plan will be implemented in phases over time, the TOC zoning is a more appropriate path forward from a zoning perspective because (1) the Commission wishes to ensure long-term alignment with the Union Square Transformation Plan and (2) that a new PDD would not be practical for a multi-phase implementation due to the requirements for project-specific design review. Additionally, because this PDD includes parcels meant for two future proposed projects (Tower Three by this proponent, and Union Square by the Housing Authority of New Haven as described in report 1677-01), an amendment to the existing PDD would be insufficient as it would make it difficult for two different residential and mixed-use development projects to proceed without conflicting regulatory pathways.

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c . In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District:

The contiguous area of the proposed ordinance map amendment exceeds the required minimum at a total size of approximately 11.4 acres.

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 64(d)(2) of the New Haven Zoning Ordinance and should be **approved**.

ADOPTED: January 27,2026
Ernest Pagan
Chair

ATTEST: DocuSigned by: Laura E. Brown E71FA1E41A27483...
Laura E Brown
Executive Director, Plan Department