

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: January 27TH, 2023

Meeting Submitted For: February 6TH, 2023

Regular or Suspension Agenda: Regular

Submitted By: Arlevia Sanuel, Executive Director, LCI

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE ACQUISITION OF 262 DIXWELL AVENUE, 263 DIXWELL AVENUE, 265 DIXWELL AVENUE, AND 269 DIXWELL AVENUE BY THE CITY OF NEW HAVEN FOR \$ 1,300,000.00 PLUS CLOSING COSTS

Comments: Legistar File ID: LM-2023-0066

Coordinator's Signature:

*see hard copy

Controller's Signature (if grant):

Mayor's Office Signature:



Call (203) 946-7670 or bmontalvo@newhavenct.gov with any questions.

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Date Submitted: January 27, 2023

Meeting Submitted For: February 6, 2023

Regular or Suspension Agenda: Regular

Submitted By: Arlevia Samuel

Title of Legislation: **ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING
THE ACQUISITION OF PROPERTIES**

Comments

Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, 269 Dixwell Avenue

Coordinator's Signature:



Controller's Signature (if grant):

Mayor's Office Signature:



Arlevia T. Samuel
Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

Phone: (203) 946-7090 Fax: (203) 946-4899



CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli
Economic Development
Administrator

January 27, 2023

The Honorable Tyisha Walker-Myers, President

Board of Alders

City of New Haven

165 Church Street

New Haven, CT 06510

Re: Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, & 269 Dixwell Avenue

Dear President Walker-Myers:

In accordance with the Board of Alder's Land Disposition Guidelines revisions dated July 6, 2009 and September 5th, 2006, as well as the Board of Alder's May 20th, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land acquisition and disposition matters, I am writing to respectfully request that the Honorable Board approve the City's acquisition and disposition of the properties more fully described in the attached submission. In addition, I have attached the City Plan Commission Advisory Reports for these properties as required by the same order referred to above.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia T. Samuel
Executive Director

LIST OF PROPERTIES PROPOSED FOR AQUISITION

February 6, 2023

ADDRESS	Type	Price	Owner	USE	WARD
262 Dixwell Avenue	2 Family	\$ 1,300,000.00 plus closing costs for the portfolio of properties	530 EASTERN NH LLC	The City of New Haven proposes to acquire a portfolio of properties at 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue for \$1,300,000.00 plus closing costs. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue to local non-profit Beulah Land Development for \$495,000.00 for affordable housing (rental or homeownership). The mixed-use properties at 265 Dixwell Avenue and 269 Dixwell Avenue will be rehabilitated as mixed-use structures with affordable rental units.	21 & 22
263 Dixwell Avenue	2 Family		&		
265 Dixwell Avenue	Mixed-Use		OCEAN 104 DEL LLC		
269 Dixwell Avenue	Mixed-Use				

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE
ACQUISITION OF 262 DIXWELL AVENUE, 263 DIXWELL AVENUE, 265 DIXWELL
AVENUE, AND 269 DIXWELL AVENUE BY THE CITY OF NEW HAVEN FOR
\$ 1,300,000.00 PLUS CLOSING COSTS

..body

BE IT ORDERED by the New Haven Board of Alders that the acquisition and disposition by the City of New Haven of those properties referenced in the attached list dated January 3, 2023 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven is authorized to execute and deliver all such instruments as may be necessary or expedient to effectuate the intents and purposes of this Order; and

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

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Jeanette Morrison
Hon. Steven Winter

DATE: **November 8, 2022**

FROM: Department
Person

LCI Property Division

Evan Trachten



Telephone **946-8373**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

FISCAL IMPACT STATEMENT

DATE: January 27, 2023
FROM (Dept.): Livable City Initiative (LCI)
CONTACT: Arlevia Samuel, Executive Director **PHONE** (203) 946-8436

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE ACQUISITION OF 262 DIXWELL AVENUE, 263 DIXWELL AVENUE, 265 DIXWELL AVENUE, AND 269 DIXWELL AVENUE BY THE CITY OF NEW HAVEN FOR \$ 1,300,000.00 PLUS CLOSING COSTS

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.

				CAPITAL/LINE
	GENERAL	SPECIAL	BOND	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				CDBG Community Development – Main Street 29251194-56694
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 funds must be disbursed by April 30, 2023. Funds have been rolled over from fiscal year 20-21.

**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

DATE: February 6, 2023

FROM: Livable City Initiative Property Division

SUBMISSION ITEM: FISCAL IMPACT STATEMENT

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE ACQUISITION OF 262 DIXWELL AVENUE, 263 DIXWELL AVENUE, 265 DIXWELL AVENUE, AND 269 DIXWELL AVENUE FOR \$ 1,300,000.00 BY THE CITY OF NEW HAVEN PLUS CLOSING COSTS

I. List Cost:

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item</u> <u>Dept/Act/Obj. Code</u>
A. Personnel				
1. Initial start-up				
2. One-time				
B. Non-Personnel				
1. Initial start-up				
2. One-time expense				CDBG Community Development – Main Street 29251194-56694
3. Annual				

II. List Revenues:

1. One-time
2. Annual:

Other Comments: Please note, Main Street funding: The original allocation was from Fiscal Year 20-21. The \$1.3M funding has been rolling over year to year for 3 fiscal years. The funds must be disbursed by 4/30/2023.



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR
165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683



January 27, 2023

Hon. Tyisha Walker-Myers
President, New Haven Board of Alders
165 Church Street, 2nd Floor
New Haven, CT 06510

Dear President Walker-Myers,

Pursuant to Section 21-29 of the New Haven Code of Ordinances and Article IV Section 3B of the Charter of the City of New Haven, and the past practice of the Livable City Initiative and Board of Alders, I certify the following land disposition of the Livable City Bureau to be an acquisition of an Emergency Nature for which immediate action is necessary; and to be deemed second readings proper for vote at the next full meeting of the Board of Alders:

Address/MBLU:

1. 262 Dixwell Avenue / MBLU 294-0343-00700
2. 263 Dixwell Avenue / MBLU 282-0347-03700
3. 265 Dixwell Avenue / MBLU 282-0347-03800
4. 269 Dixwell Avenue / MBLU 282-0347-03900

Please find the attached pertinent information for the disposition of each property identified above, including the required City Plan Commission Report, proposed purchaser, square footage, proposed disposition cost.

The acquisition of these properties will further the LCI mission of neighborhood improvement and the amelioration of blighting influences in the City of New Haven. Thank you for your time and consideration in these important LCI matters.

Sincerely,

Justin Elicker

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 262, 263, 265, & 269 DIXWELL AVENUE. MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900

Acquisition of four lots for a mixed-income, mixed-use future development. Located in the BA Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1622-02

ADVICE: Approval

PROJECT SUMMARY:

Applicant(s):	City of New Haven/Livable City Initiative
Price:	up to \$1,300,000 plus closing costs
Site:	22,207 square feet
Zone:	BA
Use:	Mixed-use development
Financing:	
Subsidy:	
City Lead:	Evan Trachten
Agency:	Livable City Initiative
Phone:	203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the acquisition of four lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City of New Haven, acting through the Livable City Initiative (LCI), proposes to acquire a portfolio of properties on Dixwell Avenue. The City proposed to acquire 262 Dixwell Avenue and 263 Dixwell Avenue (residential properties) as well as 265 Dixwell Avenue, and 269 Dixwell Avenue (mixed-use properties). The City will conduct a simultaneous disposition of 262 and 263 Dixwell Avenue, disposing of these properties to a nonprofit organization (organization not yet determined). Current residents will not be displaced. The City will retain 265 and 269 Dixwell Avenue for a mixed-income, mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue Corridor. It remains undetermined whether the City would conduct the redevelopment, or whether there would be an RFP to find a Developer for the project. Essentially, the LCI Board of Directors seeks guidance as to whether this proposed acquisition is in accordance with the Comprehensive Plan.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- "Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general." – This is a redevelopment tool to keep properties from becoming deleterious to the neighborhood.
- "Strategic and targeted planning efforts are recommended within Dixwell and Newhallville neighborhoods such as: consolidation of vacant and underutilized sites, sliver lots, and/or non-conforming lots to create sizable opportunity sites for development; improving existing traffic and street network

around these sites; and promoting development through partnerships with local non-profits and other city agencies.”

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

PLANNING CONSIDERATIONS:

The City Plan Commission recently approved plans for redevelopment of Dixwell Plaza (CPC Report #1616-04), across the street, the Q House was recently completed and opened its doors in fall 2021. There are several other, city-owned sites slated for redevelopment in the area. This proposed acquisition represents another step toward reinvesting in the Dixwell Neighborhood, to create a thriving commercial corridor with mixed-income housing on upper stories. This type of redevelopment, designed to support residents and business owners in the Dixwell neighborhood, is explicitly called for in the Comprehensive Plan. Planning Staff note the discussion described in the PAD minutes on the importance of ensuring that gentrification and displacement do not occur as a result of the proposed redevelopment. Acquisition by LCI will give the City greater control over affordability and other key aspects of redevelopment plans, to ensure that this site is developed in accordance with the Comprehensive Plan and the needs and preferences of the neighborhood.

Planning Staff also note that all four structures in this proposal are listed in Historic Resource Inventories and are identified as contributing structures in the Winchester Repeating Arms Company National Historic District. The structures at 262 Dixwell Avenue and 263 Dixwell Avenue, slated to be disposed to a nonprofit organization following the acquisition and maintained as multi-family housing, retain notable features of the historic facades. The buildings at 265 Dixwell Avenue, and 269 Dixwell Avenue appear to have been substantially altered with additions to create ground-floor commercial space, while retaining some historic features. Any full or partial demolition of any of these structures proposed in the future is subject to City Charter Title III, Chapter 9, Article II, Section 9-50-Delay of demolition of historic resources.


RECOMMENDATIONS

The Commission makes the following recommendations for the proposed acquisition:

- A strong affordability component should be required for the residential component of any future mixed-use development.
- Robust community engagement should be conducted as redevelopment plans are developed, including with the Community Management Team.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Due to the site’s location, including proximity to the Farmington Canal Trail, special attention should be given to supporting bicycle and pedestrian access.
- Historic features on the façades of 262 and 263 Dixwell Avenue should be preserved. Impact on historic resources should be considered while planning for future redevelopment of the 265 and 269 Dixwell Avenue lots.

ADOPTED: November 30, 2022
Leslie Radcliffe
Chair

ATTEST:

DocuSigned by:

December 2, 2022 | 10:28 AM EST
E71FA1E41A27483...
Laura E Brown
Executive Director, City Plan Department

PAD MEETING MINUTES

November 16, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office

Meeting called to order at 3:03 PM

Roll Call of Committee members

A motion to approve the PAD minutes from September 21, 2022 was made by Clay Williams, seconded by Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

262,263,265, & 269 Dixwell Avenue

Evan told the committee the City is proposing to acquire a portfolio of properties owned by Ocean Management affiliates for \$1,300,000. The properties consist of two partially occupied two-family houses at 262 & 263 Dixwell Avenue, as well as two mixed-use vacant properties at 265 & 269 Dixwell Avenue. 265 Dixwell Avenue is the former "Monterey Club" and 269 Dixwell Avenue is a vacant convenience store with residential uses above. Evan gave an overview of the development occurring on Dixwell Avenue: The Joe Grate's site is being redeveloped as a residential use. The Walt's Cleaners site is on the list for redevelopment (City owned), the adjacent church is being renovated, the City owned property at 308 Dixwell is slated for redevelopment, the City owned lot next to the flower shop is proposed to be redeveloped with a structure to house the flower shop. Evan also noted closer to Downtown the Dixwell Plaza site plan was recently approved by the City Plan Commission. Also, the Q House project has been completed. Evan told the committee it is vital for the City to acquire this portfolio of properties for site control. The current owner has talked about redeveloping this site since the days of the Harp Administration, but nothing has occurred. The City would like to take control of this area. The City is proposing to conduct a simultaneous acquisition and disposition of 262 & 263 Dixwell Avenue and not hold title to occupied properties. LCI is working to select a non-profit to take title to 262 & 263 Dixwell Avenue as part of the acquisition-disposition. The City will retain 265 & 269 Dixwell Avenue and rehabilitate the property for mixed-use purposes. The City is in the process of obtaining appraisals for all the properties. These properties are in the heart of the revitalization area on Dixwell Avenue

The City has dedicated acquisition funds for this site (CDBG). LCI does not want an investor to acquire this portfolio. Acquiring this cluster of properties is key to the revitalization of Dixwell Avenue. As part of our rehabilitation of 265 & 269 Dixwell Avenue, the City will control how many residential units are developed. The properties currently contain several one-bedroom units and LCI may want to create larger units. This acquisition will support the other investment in the Dixwell Avenue corridor. Clay Williams asked about how many occupants are on site and will be displaced? Evan said one unit is occupied at 262 Dixwell Avenue and two units are occupied at 263 Dixwell Avenue. None of the tenants will be displaced by the proposed acquisition-disposition. Clay asked how much tax revenue will be lost due to this acquisition? Evan didn't have an answer about the tax revenue but noted the assessment of the properties are not

high because of the condition of the properties. The City may sell these properties in the future and they would be back on the tax rolls. The end use has yet to be determined. Alder Festa asked what would the City be responsible to do? Evan told the committee the residential properties would be sold immediately and LCI plans to rehabilitate the mix-use properties. Evan noted, the City may decide to sell the mixed-use properties, it could also offer them as an RFP. We could rehab and resell the mixed-use properties. LCI does not want to manage the completed properties, LCI acts as a caretaker for properties. The final plan hasn't been determined yet, there are several possibilities. Evan noted this is a multi-step process and step-one is to gain site control. Alder Festa noted it would be wise to sell the properties to a developer of our choosing to control what occurs during the redevelopment process. Evan noted our plan could change, and LCI could theoretically sell the properties to a developer. We want the community to benefit from this redevelopment. Alder Festa wants to make sure we get a return on our investment.

Clay has some concerns and would like to modify the motion because of the unknowns. Clay doesn't have enough information and will likely abstain. Clay supports the acquisition but needs more details to vote yes on the item. Alder Festa asked if the Alders were contacted. Evan said Arlevia reached out to the Alders and Evan had delivered the Prior Notification forms. Alder Festa doesn't want the City to rush and make a mistake. Evan said the current proposal is to pay \$1.3 million for the site. Alder Festa asked why we are paying above the assessed value? The purchase price was negotiated by LCI. There is a community benefit and staff don't expect the City to be overpaying by \$400,000 relative to the assessed value. The area will be cleaned up and this will eliminate the blight and vacancies, which will have a huge impact on this area. Steve Fontana spoke in favor of the proposal. Steve understands the concerns expressed by the Alders. Steve said this is precisely the time to utilize scarce City resources to act as a catalyst to further the development of this corridor. The City hasn't been able to act quickly to acquire sites like this and this is a great opportunity. Steve noted he understands Clay's concerns but based on his experience in development this is exactly what needs to be done.

Alder Festa noted that she is afraid of gentrification. Steve said with LCI owner in charge we shouldn't worry about gentrification. Evan said the residential units in the mixed-use structures will be affordable and Arlevia cares deeply about affordable housing and is focused on helping the residents of this area. Alder Festa wants to make sure the AMI of the rental units keeps people in this area. Alder Antunes noted we also need to focus on affordable ownership, there is a lot of focus on affordable rentals. Evan told the committee LCI builds affordable homeownership properties and so do several local non-profits.

A motion was made by Alder Antunes seconded by Steve Fontana, roll call was taken, approved 5-0 with Clay Williams abstaining.

79 Morris Street

Evan told the committee this proposal is to sell a sliver lot to an owner occupant to use as a yard area. The sliver lot is small at 25' X 150' so developing a structure is difficult. Evan offered to sell a portion of the lot to the other adjacent property owner but they didn't respond to the certified letter. It costs the City to cut the grass and shovel the snow at this site. The property will eventually be back on the tax rolls. Alder Antunes asked what does the City do when the adjacent property owner doesn't want to buy a sliver lot? Evan said a greenspace, garden, or park are the typical options. Nate told the committee under the zoning code a single-family house is permitted on a non-conforming lot (sliver lot) as of right. When the lot is small it may not be possible to

develop a single-family house. This lot was too small for Habitat for Humanity to develop a house. LCI wanted to support the owner occupant because they rehabilitated a vacant property.

A motion was made by Nate Hougrand, seconded by Clay Williams, roll call was taken, approved unanimously

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since our last update. Evan will work internally to review the Guidelines with Arlevia because she wasn't involved previously. Evan hopes to have this item as an action item in the new year. Evan reached out to Pat Solomon and she is pulling data on sliver lot tax abatements. Evan will share this information in the future.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor.

Meeting Adjourned 3:41 P.M.

LCI Board Special Meeting Minutes
December 14, 2022 (Via Zoom)

PRESENT: Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Richard Furlow, Michael Pinto (Office of Corporation Counsel), Arlevia Samuel (Executive Director, Evan Trachten (LCI staff), Frank D'Amore (LCI Deputy Director), Mark Stroud (LCI Deputy Director)

Absent: Hon. Ernie Santiago

Guests: Nora Grace-Flood, Crystal Gooding

Meeting called to order at 6:04 P.M.

Roll call of Members: Pat Brett, Taneha Edwards, Seth Poole, Nadine Horton

Review of LCI Board meeting minutes from December 14, 2022 Special Meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.

New Business

Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, 269 Dixwell Avenue

Evan told the Board the City of New Haven proposes to acquire a portfolio of properties on Dixwell Avenue for \$1,300,000 from affiliates of Ocean Management. LCI has confirmed the Main Streets funding must be spent by April 30, 2023. Evan told the Board LCI received appraisals and the value of the properties was \$1,175,000. Mike Pinto noted there was a typo listing the value as \$1,170,000 but the correct value is \$1,175,000. The gap between the appraised value and the purchase price is \$125,000. The portfolio consists of 2, occupied two-family properties located at 262 Dixwell Avenue and 263 Dixwell Avenue, and two vacant mixed-use properties located at 265 Dixwell Avenue and 269 Dixwell Avenue. The City is proposing to do a simultaneous acquisition and disposition of the two-family properties to local non-profit Beulah Land Development at market value (\$495,000). The City will meet with the community to discuss the reuse of the mixed-use properties which will be rehabilitated in the future with an affordable housing component.

Nadine asked a few questions: What is the history of code violations at 262 & 263 Dixwell Avenue. Frank D'Amore told the Board there are no anti-bligh violations. Evan told the Board he did some research and 262 has not had any Housing Code violations while owned by Ocean Management. 263 Dixwell was cited for exterior violations during a spring sweep in 2022 but the issues were resolved. Nadine asked for the sale price for 262 & 263 Dixwell Avenue, Arlevia said Beulah Land Development would pay the appraised value of \$495,000 for both properties. Nadine asked about 265 Dixwell the historic jazz club the Monterey, will this property be used as a jazz club like the Mayor stated at a

recent press event? Arlevia told the Board the City will do community engagement to determine the reuse of the mixed-use properties at 265 & 269 Dixwell Avenue. The community will drive the reuse of the property. After the engagement process, the City may do an RFP or develop the property. Nadine asked who will maintain the property. Arlevia said LCI will maintain the property, we have a property management division that maintains City owned parcels. Frank D'Amore said the cost would be minimal but couldn't put an exact dollar figure to keep it clean and secured. Arlevia noted the intention is to turn the properties around quickly and not sit on the properties. Nadine asked how many apartments are at 269 Dixwell Avenue. Evan said there were 3 apartments based on his site inspection: 1 on the first floor (rear area), one on the second floor, and one on the third floor. Evan noted it appeared the units were set up as a rooming house with locks on each bedroom door. Are there any plans to do apartments on the first floor? Arlevia said as part of the community engagement process the use of the property would be determined.

Crystal Gooding asked about 265 Dixwell Avenue's exterior? Frank said we would not alter the exterior during our property management. Crystal said the roof is in poor condition, would we be addressing it? Frank said we may tarp the roof, but he hasn't been inside to see the damage. Crystal said she was inside about two months ago, and the sheetrock was falling from the ceiling on the third floor. Will the City seek historic funds for fix the property? Arlevia said we will explore this type of funding. LCI will be marketing the community engagement process via the Board of Education, Mayor's weekly blast, the Community Management team, we will be doing a lot of outreach to engage the community.

Nadine asked if we are trying to renegotiate the purchase price at the appraised value of \$1,175,000? Arlevia said she discussed this with Ocean Management and they are not willing to go below \$1,300,000. Arlevia said their original price was \$1,800,000 and she negotiated down to \$1,300,000. Alder Furlow joined the meeting, he was attending an education finance meeting at the same time as LCI Board. Seth gave a quick recap of the meeting.

Alder Furlow said the Board of Alders can amend the price and allow Arlevia to keep trying to negotiate a lower price. Attorney Pinto noted the Board has plenary powers and can make changes on the floor of the Board. Arlevia appreciated the offer, but they are not budging based on a few conversations. If we don't purchase the property another developer will take the site. This is an investment in the community. Evan told the Board, the \$125,000 gap over the appraised value is a small premium when you look at the percentage of the total value. The owner has said it's \$1,300,000 or no deal. Evan believes local developers would be happy to pay the appraised value and the City is getting a fair deal. The City needs to gain site control to continue the revitalization of Dixwell Avenue. Attorney Pinto noted the numbers are out there and the City risks losing the deal if the Board approves the sale below \$1,300,000. Nadine wants to get the best deal for our tax-payer money. Pat asked if the Alders can go up or down on the price. Alder Furlow said the Board will not go up on the price. Attorney Pinto said the Board of Alders can change the price, but the sale

must be approved at LCI Board prior to going to the Board of Alders for final action. This proposal had a workshop at the Board of Alder last week.

A motion was made by Seth Poole to approve the acquisition of the properties for \$1,300,000, seconded by Alder Furlow, roll call was taken, approved (4 yes votes and 1 no vote by Nadine Horton)

Old Business / Discussion

Seth opened the discussion. Evan said the PAD Guidelines have been submitted to the PAD Committee for review. The item was tabled at the PAD Committee and they will come to the LCI Board over the next few months.

Seth asked about the status of the new Neighborhood Specialists. Arlevia said the posting closed last Friday and Arlevia and Frank will interview candidates shortly.

Nadine asked about the ongoing issues at 311 Blake Street. Nadine received an email from the Blake Street Tenants Union. Nadine forwarded the email to LCI staff and the LCI Board. Nadine read the email into the record. The tenants have not received follow up from LCI. Deputy Stroud updated the Board: One violation went to warrant, and there is currently only one open issue at this address. Nadine asked where to direct future complaints? Arlevia said to call (203)946-7090 or email housingcode@newhavenct.gov. Seth also noted the Quinnipiac East Management team has not had an LCI representative. Frank noted the City does not recognize this group; they are a spin-off from the original management team. This group is not the official management team. Maggy Fernandez is the Neighborhood Specialist for this area.

A motion to adjourn was made by Taneha, seconded by Pat Brett, all were in favor, approved unanimously.

Meeting adjourned 6:55 PM

LCI Board Special Meeting Minutes
December 14, 2022 (Via Zoom)

PRESENT: Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Michael Pinto (Office of Corporation Counsel), Arlevia Samuel (Executive Director, Evan Trachten (LCI staff)

Absent:), Hon. Richard Furlow

Guests: Nora Grace-Flood

Meeting called to order at 6:01 P.M.

Roll call of Members: Pat Brett, Taneha Edwards, Alder Ernie Santiago, Seth Poole, Nadine Horton

Review of LCI Board meeting minutes from October 26, 2022. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved with one abstention by Taneha Edwards.

New Business

Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, 269 Dixwell Avenue

Evan told the Board the City of New Haven proposes to acquire a portfolio of properties on Dixwell Avenue for \$1,300,000 from affiliates of Ocean Management. The portfolio consists of 2, occupied two-family properties located at 262 Dixwell Avenue and 263 Dixwell Avenue, and two vacant mixed-use properties located at 265 Dixwell Avenue and 269 Dixwell Avenue. The City is proposing to do a simultaneous acquisition and disposition of the two-family properties to a local non-profit partner of the City who would rehabilitate the properties as affordable housing (affordable rental or sale to owner occupant). The mixed-use properties will be rehabilitated and affordable housing will be developed on the upper floors while maintaining the ground floor as a business use.

Evan said this is a site control acquisition and acts as a linchpin to support the development occurring on Dixwell Avenue between the former Joe Grate's site and the Dixwell Plaza. The City would like to take control of this area and continue to revitalize the Dixwell corridor. The building at 265 is the former Monterey Club and LCI may reduce the number of units at that location. LCI would like to be the developer of these properties so they are not sold to another investor.

Arlevia told the Board Alder Morrison and Alder Winter are supportive of this acquisition. There will be a community workshop to discuss this project in the near future. LCI wanted to sell the occupied properties to an existing tenant in each building but that is not possible, so we are working to sell the two-family properties to a non-profit partner. The mixed-use structures will be redeveloped.

Seth asked if there were any liens, Evan said no. Pat Brett asked how this fits into the Conn Corp Project? Evan said it compliments their investment and other investments on Dixwell Avenue. There is a lot of investment in this area and the City's investment will help create affordable units.

Alder Santiago expressed concerns about purchasing the portfolio, he works in this area and familiar with the properties. He noted the seller did nothing to these properties and they will make a large profit. Why would the City reward the seller for land-banking, it doesn't sit well with him? Perhaps we could use the money better elsewhere. The developer is paying taxes, and Evan noted they are current on their payments. Arlevia noted it's the real estate market that caused the value to increase. The City is in a position to invest in Dixwell and this will help the community. This is a bigger community benefit. Arlevia told the Board the funding for this is "Main Streets CDBG" and we were supposed to spend the money a few years ago. We have a deadline to spend these funds, or we will have to return the money. The project will be impactful, and this is bigger than the purchase price. Seth noted given the real estate market our investment will be impactful; we can't control market forces.

Nadine noted she can't vote to approve this proposal. Ocean Management has not been a responsible property owner across the City. We cannot reward bad behavior by property owners. Nadine understands the real estate market, but this would reward bad behavior and land banking. We should not pay over fair market value. Ocean Management can sell this property to anyone, they are trying to sell a larger portfolio of their properties. LCI has pending appraisals but they were delayed because our appraiser recently needed emergency surgery. Arlevia noted that Ocean Management had drawn up a proposal to demolish these properties and develop 31 market rate units. Nadine feels we are allowing Ocean Management to make a huge profit, we are allowing bad negotiations to go over our good intentions. Nadine would rather return the Main Street funds to the government than give a slumlord the money.

Seth asked about the letter from the Preservation Trust. The Monterey Club hosted many famous jazz musicians. What is the Trust asking us to do? Arlevia said they want us to rehabilitate the properties to historic standards. The Trust thought we were planning to demolish these properties, we are not planning demolitions. Evan noted when using Federal funds, the City needs to meet the standard of the Secretary of Interior for rehabilitation of historic properties.

Evan said the City is stepping up to create a community benefit. We have dedicated funds for this important project which will be a catalyst for the community, this is not about rewarding bad behavior. Seth said this is an opportunity to take local control of the properties. Arlevia added that when LCI sells these properties they will be sold at market value. Seth asked if there was a motion? Alder Santiago said he may vote in favor of this proposal to get rid of the current owner. Arlevia said the properties will be deed restricted as affordable housing whether rental or sale to owner occupant. Alder Santiago made the motion to approve. Nadine asked if we had an appraisal? Arlevia said we are

waiting for it to be completed, they were delayed due to a medical issue. Arlevia said the original asking price was \$1.8 million but she negotiated it down to \$1.3 million. The Board asked when do the CDBG funds need to be spent? Arlevia said she has the date in her office and will report back to the Board. Taneha asked how many units will we develop? Arlevia said that isn't determined yet. There will be community engagement to discuss this topic. Taneha said sometimes it's worth paying someone to get rid of them, and in this situation, it would help the community. Pat noted that she joined LCI Board to help families and the community, but she is bothered by slumlord's profiting and likely can't support our proposal.

Nadine said she can't support this and doesn't want to set a precedent, and worries other property owners will land bank and be rewarded for their inaction and blight. Nadine said we need to be smart how we spend our tax dollars. We can't ignore who the seller is in our effort to create affordable housing, we can't hide bad negotiations behind good intentions. We should not reward Ocean management; they have been fined by the court several times recently for code violations. Arlevia said we are not rewarding Ocean management, this is beyond the purchase price, this is about doing better for the community, and making the neighborhood a better place. It's about the community and improving the Dixwell community that hasn't received investment from the City for many years. We are trying to acquire blighted properties to take control and do what's best for the community. Nadine said the City owes a lot of neighborhoods, including hers. Alder Santiago noted investment at the Q House by the City. The Board needs more information and would like to request the appraisal and the information about the CDBG Main Streets funding expiration. Evan told the Board if the appraisal value is below our proposed purchase price, LCI will renegotiate with the seller. Pat and Nadine said they would like to see the appraisal and the date we are obligated to spend the funds.

Seth said we will require another Special Meeting to review this information prior to making the decision. Seth proposed holding a Special Meeting on December 21, 2022 so we can potentially send this to the Board of Alders in January of 2023.

A motion was made by Seth Poole to hold a Special meeting on December 21, 2022 to continue the review of this proposal and staff need to have the appraisals of the properties and the date the City received the CDBG funding, as well as the date by which the City is obligated to spend the funds, seconded by Alder Santiago, roll call was taken, approved unanimously.

79 Morris Street

Evan told the Board LCI is proposing to sell a sliver lot to the adjacent owner occupant. The price is \$0.25 per square foot for a total of \$871.25 because the owner, Giovanni Molino is an owner occupant in a CD eligible area. The

applicant recently renovated his adjacent home at 81 Morris Street. He will utilize this land as a side yard area, he already has a driveway. The property was offered to the other abutting property owner who is an investor, but they didn't respond to our certified letter. The sliver lot is small and narrow with only 25' of frontage, so development was not possible. No other uses were proposed for the site such as a garden or greenspace. It's important to support owner occupants, this area will create a nice yard for Mr. Molino.

A motion was made to approve the sale by Alder Santiago, seconded by Nadine Horton, roll call was taken, approved unanimously.

The annual schedule of Regular Meetings for LCI was presented to the Board. Evan said all meetings are the fourth Wednesday of each month.

A motion was made to approve the meeting schedule by Pat Brett, seconded by Alder Santiago, roll call was taken, approved unanimously

Old Business / Discussion

Seth opened the discussion by noting he is looking forward to seeing the organizational structure of LCI. Arlevia will share information about this topic on a future agenda. Arlevia is in the process of hiring staff and will update the Board in February.

Pat thanked Seth for his leadership. Nadine thanked Seth and the other LCI Board members for their work. Nadine also thanks Evan and Arlevia for their work and everything they do for the City. Seth welcomed Taneha Edwards to the Board. Seth also noted Nadine's work helping to shut down the liquor store on Whalley Avenue that had been a problem for the community. Taneha said she cares about New Haven and is happy to be on the Board. Taneha noted the struggles of New Haven residents and her desire to help. Alder Santiago said he is glad he joined the LCI Board and thanks Seth, Evan, and Arlevia for their work.

A motion to adjourn was made by Alder Santiago, seconded by Pat Brett, all were in favor, approved unanimously.

Meeting adjourned 7:18 PM

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Acquisition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
262 Dixwell Avenue	294 0343 00700	BA	21	Residential	2
263 Dixwell Avenue	282 0347 03700	BA	22	Residential	2
265 Dixwell Avenue	282 0347 03800	BA	22	Mixed-Use	1 Storefront + 5
269 Dixwell Avenue	282 0347 03900	BA	22	Mixed-Use	1 Storefront + 3

2021 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$47,900	\$154,500	NA	\$202,400	\$141,680	35' X 179'	6,195
46,600	126,600	NA	173,200	121,240	40' X 120'	4,764
65,900	157,500	NA	223,400	156,380	35' X 148'	4,588
70,800	266,400	6,200	343,400	240,380	45' X 148'	6,660
			Total \$942,400	Total \$ 654,680		22,207 Sq./ft.
						Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$1,175,000	William Esposito Jr.	1/19/23	Acquisition	\$1,300,000 plus closing costs	(TBD)	\$1,300,000 plus closing costs

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette Morrison Hon. Steven Winter	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: City of New Haven / Livable City Initiative 165 Church Street 3 rd Floor New Haven CT 06510		Name, address & telephone of contact person:	
Applicant's City property tax status:	Review date	Reviewed by:	Comments

Proposal: The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire a portfolio of properties on Dixwell Avenue.

General discussion The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Owner Occupancy: N/A

Prepared by: Am Yurks Date 11/7/22 Concurred by: [Signature] Date 11/7/22

Committee	Date	Action
PAD	11/16/2022	

Dixwell Avenue Acquisitions by LCI

St #	Street Name	Value (\$)	Date of appraisal
262	Dixwell Avenue	245,000	1/19/2023
263	Dixwell Avenue	250,000	1/19/2023
265	Dixwell Avenue	330,000	1/19/2023
269	Dixwell Avenue	350,000	1/19/2023
		\$1,175,000	
		Total Value	

Appraised by William F. Esposito, Jr.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Jeanette Morrison
Hon. Steven Winter

DATE: **November 8, 2022**

FROM: Department
Person

LCI Property Division

Evan Trachten



Telephone **946-8373**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Check one if this an appointment to a commission

☐

Democrat

☐

Republican

☐

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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Rona Johnston
President
Charlotte Rea
Vice President
Jill Martin
Secretary
Susan Jacobson
Assistant Secretary
Glenn Trunkfield
Treasurer
Susan Godshall
Assistant Treasurer

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Christopher Wigren

STAFF

Sarah Tisdale
Director of Preservation
Molly Durand
Administrative Coordinator

November 30, 2022

Dear Honorable City Plan Commissioners:

This letter is regarding the following City Plan Commission Agenda Item:
1622-02 262, 263, 265, & 269 DIXWELL AVENUE. MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900 Submitted by: Evan Trachten, Livable City Initiative for the Acquisition of four lots for a mixed-income, mixed-use future development located in the BA Zoning District.

The Trust recognizes that this is an opportunity to acquire several properties in the heart of the Dixwell revitalization area in order to control their future development. All four of these buildings are located within the Winchester Repeating Arms National Historic District. This district is significant as New Haven's most intact example of major industrial development with large working-class residential neighborhoods from the late 19th and early 20th centuries. The district is architecturally significant for two reasons: first, its core embraces a group of well-preserved industrial buildings associated with Winchester Repeating Arms. Second, the district's residential areas include numerous good examples of modest single- and multi-family housing and scattered commercial, religious and municipal buildings. As a group, these buildings represent a variety of popular vernacular architectural styles of the era.

The Trust encourages the City to retain 262 and 263 Dixwell Avenue as multi-family housing. Since they are in a National Historic District, the Secretary of the Interior's Standards for the Treatment of Historic Properties applies to these buildings.

As the City develops plans for 265 and 269 Dixwell Avenue, we remind you that 265 Dixwell is a significant cultural landmark as the former Monterey Club, a black-owned jazz club that hosted well-known performers throughout its operation. The Trust urges the City to require restoration of the facade and adaptive reuse, rather than demolition.

Under your responsibility to ensure that development projects reflect the character and needs of City neighborhoods, we ask that the historic significance of the buildings covered by Agenda item 1622-02 be considered in future projects.

Thank you for your service and efforts to ensure that land use and development changes positively impact New Haven's residents.

Sincerely,



Sarah Tisdale
Director of Historic Preservation

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Jeanette Morrison
Hon. Steven Winter

DATE: **November 8, 2022**

FROM: Department
Person

LCI Property Division

Evan Trachten



Telephone **946-8373**

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Check one if this an appointment to a commission

☐

Democrat

☐

Republican

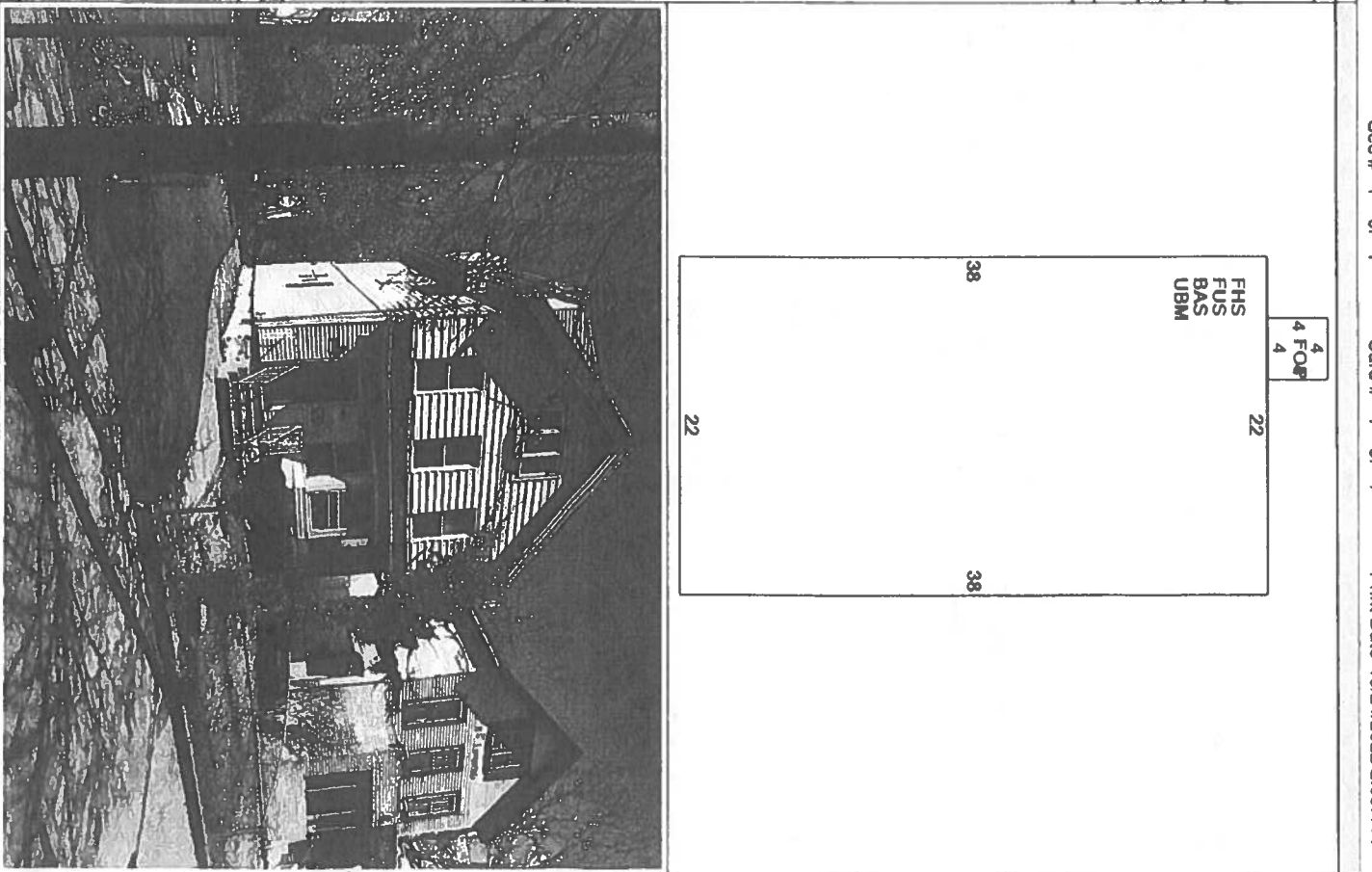
☐

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

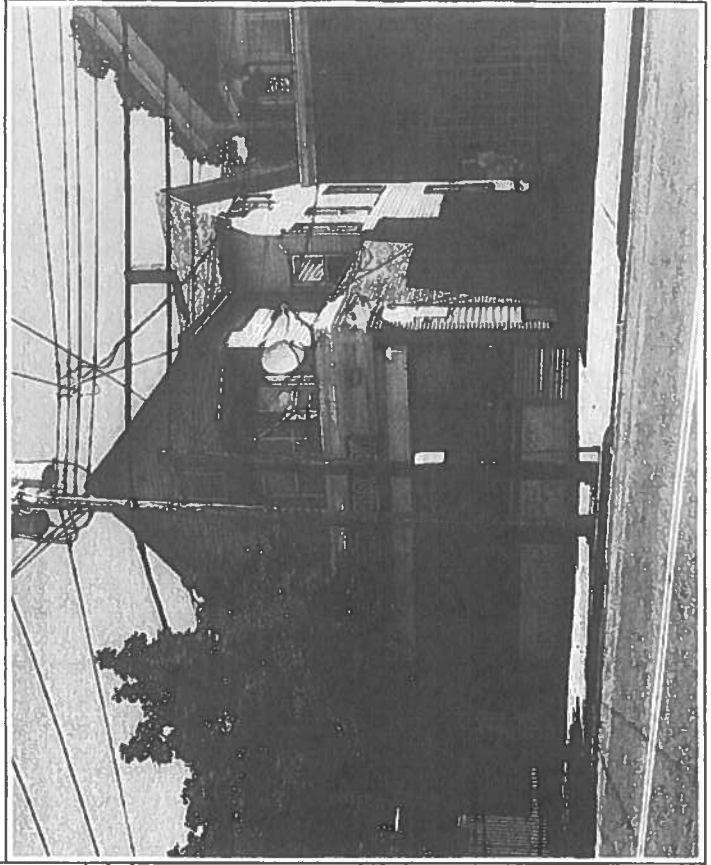
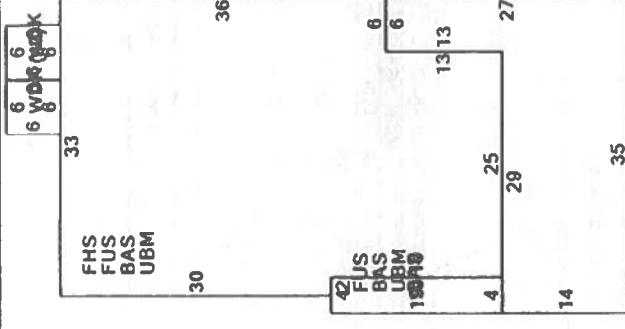
Property Location 262 DIXWELL AV Map ID 294/ 0343/ 00700/ / Bldg Name State Use 1040
 Vision ID 18298 Account # 294 0343 00700 Sec # 1 of 1 Card # 1 of 1 Print Date 10/24/2022 2:09:43 P

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: 09		2 Family					
Model: 02		Multi-Fam 2-4					
Grade: C		Average					
Stories: 2.5		2 1/2 Stories					
Occupancy: 2							
Exterior Wall 1	25	Vinyl Siding					
Exterior Wall 2	26	Aluminum Siding					
Roof Structure: 03		Gable/Hip					
Roof Cover: 03		Asphalt					
Interior Wall 1	03	Plaster/Drywal					
Interior Wall 2							
Interior Fir 1	12	Fin WD/Carpet					
Interior Fir 2							
Heat Fuel: 02		Oil/Gas					
Heat Type: 05		Hot Water					
AC Type: 01		None					
Total Bedrooms: 05		5 Bedrooms					
Total Baths: 3							
Total Half Baths: 0							
Total Xtra Fixtrs: 0							
Total Rooms: 11		11 Rooms					
Bath Style: 02		Average					
Kitchen Style: 02		Average					
Interior Conditio: G		Good					
Fin Bsmt Area							
Fin Bsmt Qual							
NBHD Code	160B	NEWHALLVILLE					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	VB	Units	Unit Price	Yr Bld	Cond. Cd	% Gd
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	836	836	836	95.25	79,630	
FHS	Finished Half Story	543	836	543	61.87	51,721	
FOP	Open Porch	0	16	3	17.86	286	
FUS	Finished Upper Story	836	836	836	95.25	79,630	
UBM	Unfinished Basement	0	836	167	19.03	15,907	
Tot Gross Liv / Lease Area		2,215	3,360	2,385	227,174		



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6093 NEW HAVEN, CT																					
OCEAN 104 DEL LLC										Code Assessed		Assessed																					
50 FITCH ST STE 206B										1-1 46,600		32,620																					
NEW HAVEN CT 06515										1-3 126,600		88,620																					
SUPPLEMENTAL DATA		Assoc Pic#										VISION																					
GIS ID 16983										Total 173,200		121,240																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU		VII		SALE PRICE		VC																					
OCEAN 104 DEL LLC		9956 0174		01-10-2020		U		I		0 3		3																					
530 EASTERN NH LLC		9694 0112		03-22-2018		U		I		0 3		3																					
GREEN MACHINE NH LLC		9472 0284		09-13-2016		U		I		0 3		3																					
SHADMIT LLC		9468 0088		09-01-2016		Q		I		100,000 00		00																					
BARBARA LUCIANO		8587 0334		08-23-2010		U		I		37,500 7		7																					
EXEMPTIONS		Amount		Code		Description		Number		Amount		Comm Int																					
Year		Code		Description		Number		Amount		Comm Int																							
Total 0.00																																	
Nbhd Name		Nbhd		B		Tracing																											
1600 NEWHALLVILLE																																	
NOTES																																	
*SIDE EST																																	
10/01/2015 CORRECTED ROOM COUNTS, ADDED																																	
BATH, RECENTLY RENOVATED PER LISTING.																																	
FAIR CONDITION.																																	
10/01/2016 GARAGE REMOVED																																	
BUILDING PERMIT RECORD		Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments															
B-15-589		05-02-2016		DE		Demolish		0		09-20-2016		100		06-16-2016		APP TO DEMO VACANT GAR																	
LAND LINE VALUATION SECTION		B Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustmen		Adj Unit P		Land Value	
1		1040		Two Family		BA		0		4,764 SF		10.87		1.00000		5		1.00		1600		0.900		1.0000		9.78		46,600					
Total Card Land Units		4,764		SF		Parcel Total Land Area		0		Total Land Value		46,600																					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	80	Mix Ret Apt					
Model	94	Commercial					
Grade	C	Average					
Stories:	2.5						
Occupancy	4.00						
Exterior Wall 1	26	Aluminum Siding					
Exterior Wall 2	20	Brick					
Roof Structure	03	Gable/Hip					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall/Plaste					
Interior Wall 2							
Interior Floor 1	14	Carpet					
Interior Floor 2	12	Fin WD/Carpet					
Heating Fuel	02	Oil/Gas					
Heating Type	04	FA/HW/ST					
AC Type	01	None					
Bldg Use	3030	MIXED USE MDL-94					
Total Rooms							
Total Bedrms	00						
Total Baths	0						
NBHD Code							
Heat/AC	00	NONE					
Frame Type	02	WOOD FRAME					
Baths/Plumbing	02	AVERAGE					
Ceiling/Wall	06	CEIL & WALLS					
Rooms/Ptns	02	AVERAGE					
Wall Height	11.00						
% Conn Wall							
1st Floor Use:	3030						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Appr. Value
PAV1	PAVING-ASPH	L 3,000	4.10	2010	A	50 03	1.00 6,200
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,145	2,145	2,145	107.73	231,081	
FHS	Finished Half Story	976	1,501	976	70.05	105,144	
FUS	Finished Upper Story	1,498	1,577	1,498	102.33	161,380	
UBM	Unfinished Basement	0	1,577	315	21.52	33,935	
WDK	Wood Deck	0	108	11	10.97	1,185	
Ttl Gross Liv / Lease Area		4,619	6,908	4,945		532,725	



Property Location 265 DIXWELL AV
 Vision ID 16994
 Account # 282 0347 03800
 Map ID 282/0347/03800/
 Bldg # 1
 Bldg Name Sec # 1 of 1
 Card # 1 of 1
 State Use 3030
 Print Date 10/24/2022 2:10:25 P

[illegible]

Property Location 269 DIXWELL AV
 Vision ID 16985
 Account # 282 0347 03900
 Map ID 2821 0347/ 03900/ /
 Bldg Name
 Sec # 1 of 1 Card # 1 of 1
 State Use 3030
 Print Date 10/24/2022 2:10:57 P

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
530 EASTERN NH LLC											Description	Code	Appraised	Assessed				
50 FITCH ST STE 206B											COM LAND	2-1	70,800	49,560				
REAL_OWNERS CT 06515											COM BLDG	2-2	266,400	186,480				
											COM OUTBL	2-5	6,200	4,340				
SUPPLEMENTAL DATA																		
AIR Pct ID			22		WARD		TAX DIST		REQD:									
TAXABLE			1416		CENSUS													
BLOCK			4004		QUERY G													
GIS ID 16985					Assoc Pld#													
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U VII		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
530 EASTERN NH LLC			9667	0325	01-11-2018	U	I		0	3		Year	Code	Assessed	Year	Code	Assessed	
GREEN MACHINE NH LLC			9435	0140	06-24-2016	U	I		0	3		2021	2-1	49,560	2020	2-1	38,150	
SHADMIT LLC			9402	0294	04-01-2016	U	I		130,000	4			2-2	186,480		2-2	62,510	
JOSH RANDALL LLC			9292	0322	06-15-2015	U	I		140,000	25			2-5	4,340		2-5	4,340	
CHAUDRY KINZA			8800	0162	03-02-2012	U	I		120,000	25		Total	Total	240,380	Total	Total	105,000	
EXEMPTIONS			Amount		Description		Number		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor					
Year			Code		Description		Number		Amount		Comm Int							
Total			0.00										APPRAISED VALUE SUMMARY					
Nbrd Name			B		Tracing		Batch							Appraised Bldg. Value (Card)				
1600			NEWHALLVILLE											Appraised Xf (B) Value (Bldg)				
														Appraised Ob (B) Value (Bldg)				
														Appraised Land Value (Bldg)				
														Special Land Value				
														Total Appraised Parcel Value				
														Valuation Method				
														Total Appraised Parcel Value				
														343,400				
														C				
BUILDING PERMIT RECORD			Amount		% Comp		Date Comp		Comments		VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp						Date	Id	Type	Is	Cd	Purpose/Result
B-15-1609	12-28-2015	RH	Rehab	1,000		100		REPAIR ROOF OVER STAIRS					12-15-2020	VA	02		DM	Data Mailer Sent
E-15-955	10-22-2015	EL	Electric	11,000		100		RELOCATE SERVICE TO OU					08-26-2015	SF			47	BP Inspection
B-13-844	07-15-2013	RH	Rehab	10,000	08-26-2015	100		REPAIR ROOF					10-06-2011	TH			45	Review Against Field Cd
E-12-853	10-10-2012	EL	Electric	500		100		INSTALL LOW VOLTAGE ADT					09-27-2011	TT	01		57	Hearing Field Review
B-12-461	05-09-2012	RH	Rehab	5,500		100		REPAIR 15' FOUNDATION W					12-22-2010	GM			01	Measured
B-11-621	07-21-2011	RH	Rehab	3,800		100		REPAIR APPROX 10' OF RET					08-28-2001	SB			45	Review Against Field Cd
LAND LINE VALUATION SECTION																		
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustme	Adj Unit Pric	Land Value		
1 3030	MIXED USE MD BA				6,660	SF 13.81	1.00000	H	1.00	DX4	0.770			0	10.63	70,800		
Total Card Land Units				6,660	SF	Parcel Total Land Area:10								Total Land Value		70,800		

CONSTRUCTION DETAIL										CONSTRUCTION DETAIL (CONTINUED)									
Element					Description					Element					Description				
Style:					2 Family					Cd					Description				
Model:					Multi-Fam 2-4														
Grade:					Average														
Stories:					2.5														
Occupancy					Asbest Shingle														
Exterior Wall 1					Concr/Cinder														
Exterior Wall 2					Gable/Hip														
Roof Structure:					Asphalt														
Roof Cover					Plaster/Drywal														
Interior Wall 1																			
Interior Wall 2																			
Interior Flr 1					Fin WD/Carpet														
Interior Flr 2																			
Heat Fuel					Gas/Oil														
Heat Type:					Forced Hot Air														
AC Type:					None														
Total Bedrooms					6 Bedrooms														
Total Bthrms:																			
Total Half Baths																			
Total Xtra Fixtrs																			
Total Rooms:																			
Bath Style:					Average														
Kitchen Style:					Average														
Interior Conditiio																			
Fin Bsmnt Area																			
Fin Bsmnt Qual																			
NBHD Code					160B														
					NEWHALLVILLE														
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																			
Code		Description		LB	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Adj.	Appr. Value						
BUILDING SUB-AREA SUMMARY SECTION																			
Code		Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value											
BAS	First Floor	918	918	918	89.09	81,785													
FHS	Finished Half Story	584	898	584	57.94	52,029													
FUS	Finished Upper Story	898	898	898	89.09	80,004													
UBM	Unfinished Basement	0	918	184	17.86	16,393													
Ttl Gross Liv / Lease Area		2,400		3,632		2,584		230,211											

FHS

FUS

BAS

UBM

25

38

21

13

4

2

25

2

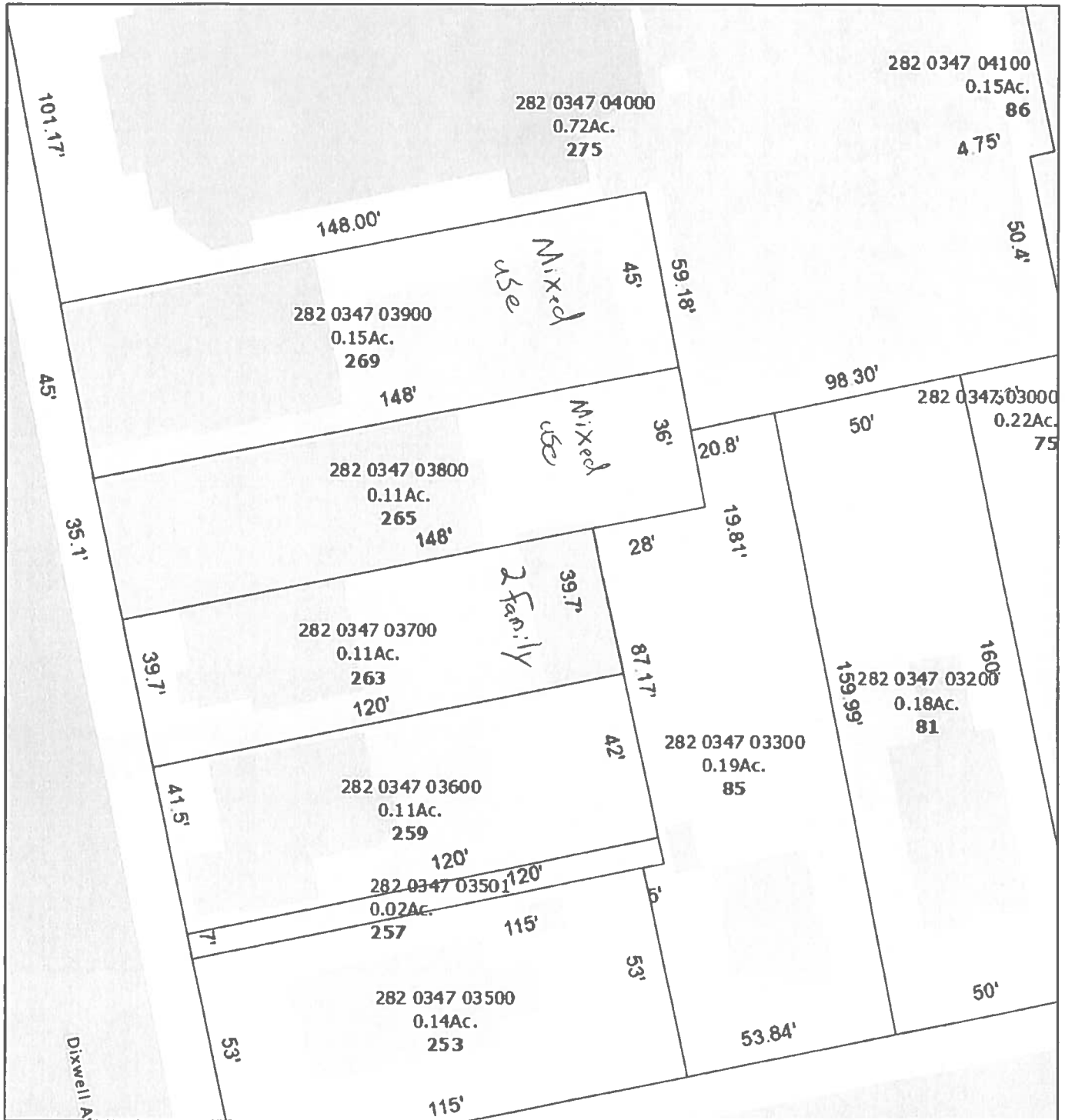
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10

BA

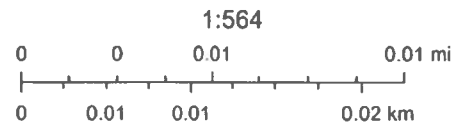
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Acquisition of 263,265, & 269 Dixwell Avenue

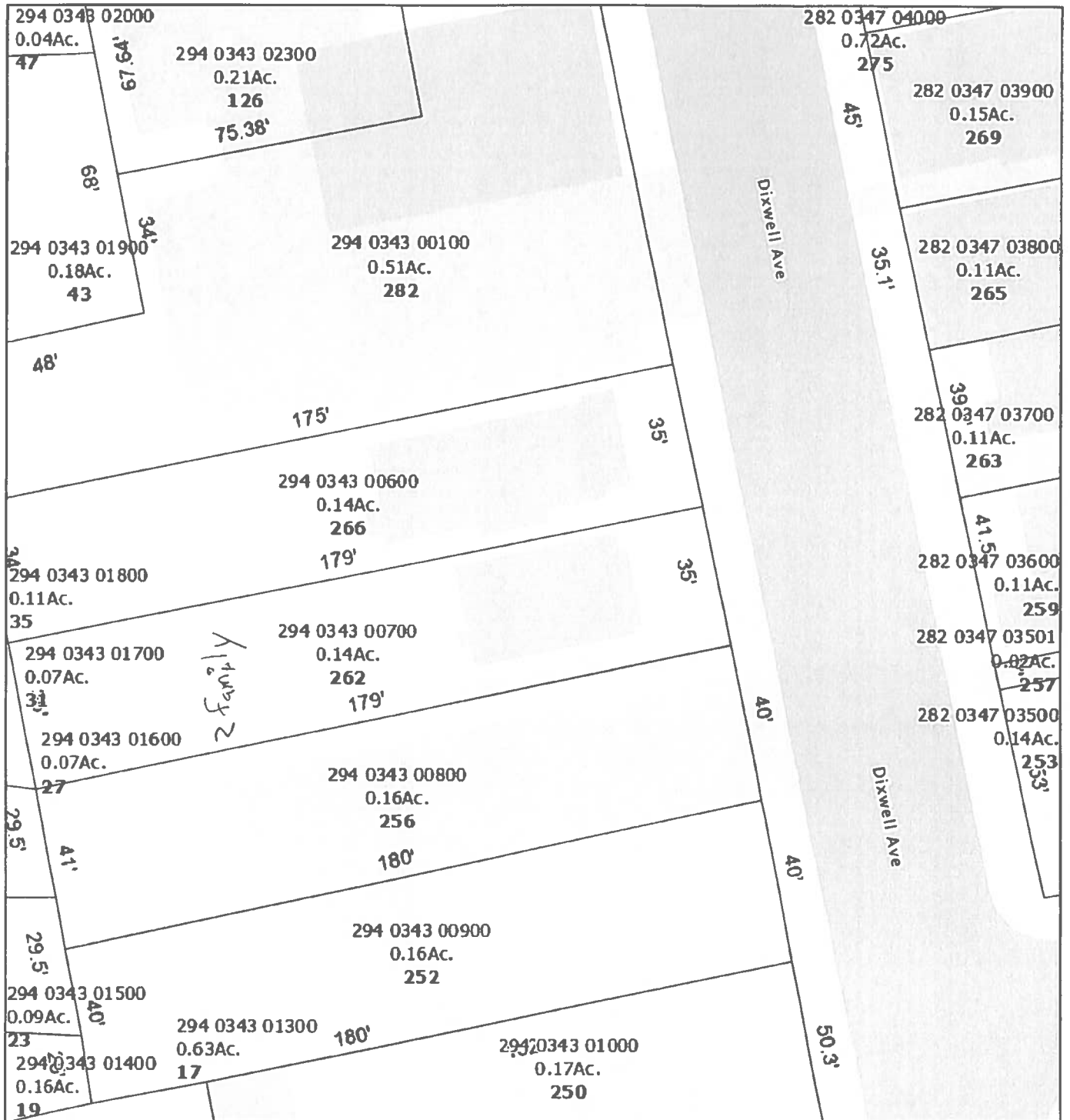


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 NH Parcels Web

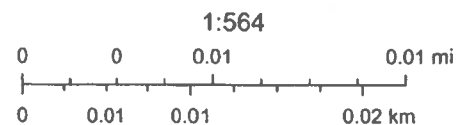


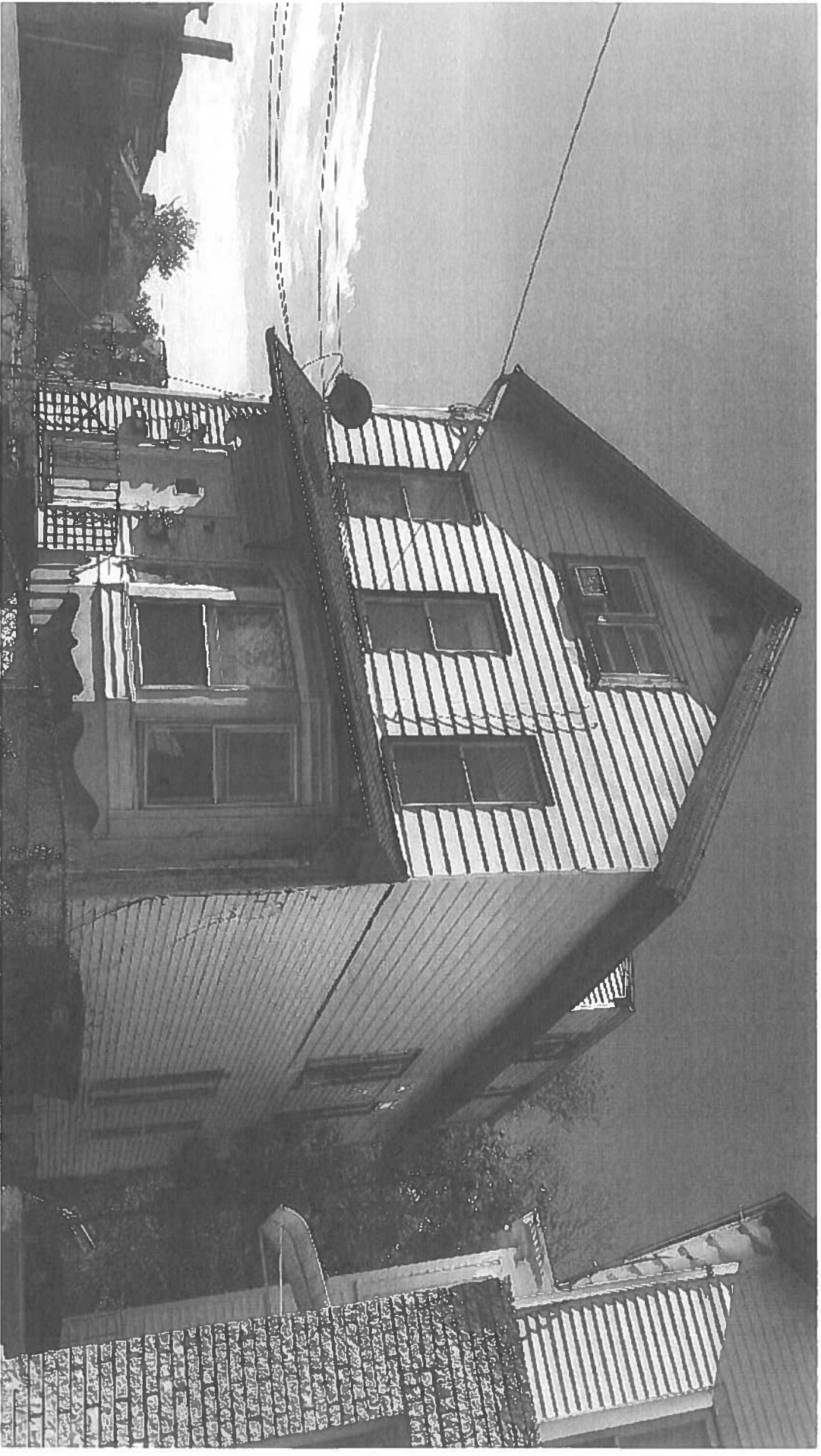
Acquisition of 262 Dixwell Avenue



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NH Parcels Web





262 Dixwell Avenue



263
Dixwell
Avenue



269 Dixwell Avenue ↑

265 Dixwell Avenue ↑

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 262, 263, 265, & 269 DIXWELL AVENUE. MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900

Acquisition of four lots for a mixed-income, mixed-use future development. Located in the BA Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1622-02
ADVICE: Approval

PROJECT SUMMARY:

Applicant(s): City of New Haven/Livable City Initiative
Price: up to \$1,300,000 plus closing costs
Site: 22,207 square feet
Zone: BA
Use: Mixed-use development
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the acquisition of four lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City of New Haven, acting through the Livable City Initiative (LCI), proposes to acquire a portfolio of properties on Dixwell Avenue. The City proposed to acquire 262 Dixwell Avenue and 263 Dixwell Avenue (residential properties) as well as 265 Dixwell Avenue, and 269 Dixwell Avenue (mixed-use properties). The City will conduct a simultaneous disposition of 262 and 263 Dixwell Avenue, disposing of these properties to a nonprofit organization (organization not yet determined). Current residents will not be displaced. The City will retain 265 and 269 Dixwell Avenue for a mixed-income, mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue Corridor. It remains undetermined whether the City would conduct the redevelopment, or whether there would be an RFP to find a Developer for the project. Essentially, the LCI Board of Directors seeks guidance as to whether this proposed acquisition is in accordance with the Comprehensive Plan.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- "Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general." – This is a redevelopment tool to keep properties from becoming deleterious to the neighborhood.
- "Strategic and targeted planning efforts are recommended within Dixwell and Newhallville neighborhoods such as: consolidation of vacant and underutilized sites, sliver lots, and/or non-conforming lots to create sizable opportunity sites for development; improving existing traffic and street network

around these sites; and promoting development through partnerships with local non-profits and other city agencies.”

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

PLANNING CONSIDERATIONS:

The City Plan Commission recently approved plans for redevelopment of Dixwell Plaza (CPC Report #1616-04), across the street, the Q House was recently completed and opened its doors in fall 2021. There are several other, city-owned sites slated for redevelopment in the area. This proposed acquisition represents another step toward reinvesting in the Dixwell Neighborhood, to create a thriving commercial corridor with mixed-income housing on upper stories. This type of redevelopment, designed to support residents and business owners in the Dixwell neighborhood, is explicitly called for in the Comprehensive Plan. Planning Staff note the discussion described in the PAD minutes on the importance of ensuring that gentrification and displacement do not occur as a result of the proposed redevelopment. Acquisition by LCI will give the City greater control over affordability and other key aspects of redevelopment plans, to ensure that this site is developed in accordance with the Comprehensive Plan and the needs and preferences of the neighborhood.

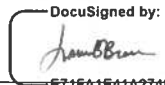
Planning Staff also note that all four structures in this proposal are listed in Historic Resource Inventories and are identified as contributing structures in the Winchester Repeating Arms Company National Historic District. The structures at 262 Dixwell Avenue and 263 Dixwell Avenue, slated to be disposed to a nonprofit organization following the acquisition and maintained as multi-family housing, retain notable features of the historic facades. The buildings at 265 Dixwell Avenue, and 269 Dixwell Avenue appear to have been substantially altered with additions to create ground-floor commercial space, while retaining some historic features. Any full or partial demolition of any of these structures proposed in the future is subject to City Charter Title III, Chapter 9, Article II, Section 9-50-Delay of demolition of historic resources.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed acquisition:

- A strong affordability component should be required for the residential component of any future mixed-use development.
- Robust community engagement should be conducted as redevelopment plans are developed, including with the Community Management Team.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Due to the site’s location, including proximity to the Farmington Canal Trail, special attention should be given to supporting bicycle and pedestrian access.
- Historic features on the façades of 262 and 263 Dixwell Avenue should be preserved. Impact on historic resources should be considered while planning for future redevelopment of the 265 and 269 Dixwell Avenue lots.

ADOPTED: November 30, 2022
Leslie Radcliffe
Chair

ATTEST:  December 2, 2022 | 10:28 AM EST
E71FA1E41A27483...
Laura E Brown
Executive Director, City Plan Department

SCHEDULE C
(Form 1040)

Department of the Treasury
Internal Revenue Service

Profit or Loss From Business
(Sole Proprietorship)

Go to www.irs.gov/ScheduleC for instructions and the latest information.
Attach to Form 1040, 1040-SR, 1040-NR, or 1041; partnerships must generally file Form 1065.

OMB No. 1545-0074

2022

Attachment
Sequence No. 09

Name of proprietor

FREDRICK SPENCER

Social security number (SSN)

042-56-8176

A Principal business or profession, including product or service (see instructions)

HAIR DRESSER

B Enter code from Instructions

51990

C Business name. If no separate business name, leave blank.

D Employer ID number (EIN) (see instr.)

E Business address (including suite or room no.)

City, town or post office, state, and ZIP code

F Accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify)

G Did you "materially participate" in the operation of this business during 2022? If "No," see instructions for limit on losses ☒ Yes ☐ No

H If you started or acquired this business during 2022, check here ☐

I Did you make any payments in 2022 that would require you to file Form(s) 1099? See instructions ☐ Yes ☒ No

J If "Yes," did you or will you file required Form(s) 1099? ☐ Yes ☐ No

Part I Income

1	Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked <input type="checkbox"/>	1	17,659.
2	Returns and allowances	2	
3	Subtract line 2 from line 1	3	17,659.
4	Cost of goods sold (from line 42)	4	
5	Gross profit. Subtract line 4 from line 3	5	17,659.
6	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	
7	Gross income. Add lines 5 and 6	7	17,659.

Part II Expenses. Enter expenses for business use of your home only on line 30.

8	Advertising	8		18	Office expense (see instructions)	18	870.
9	Car and truck expenses (see instructions)	9		19	Pension and profit-sharing plans	19	
10	Commissions and fees	10		20	Rent or lease (see instructions):		
11	Contract labor (see instructions)	11		a	Vehicles, machinery, and equipment	20a	
12	Depreciation	12		b	Other business property	20b	
13	Depreciation and section 179 expense deduction (not included in Part III) (see instructions)	13		21	Repairs and maintenance	21	
14	Employee benefit programs (other than on line 19)	14		22	Supplies (not included in Part III)	22	1,350.
15	Insurance (other than health)	15		23	Taxes and licenses	23	675.
16	Interest (see instructions):			24	Travel and meals:		
a	Mortgage (paid to banks, etc.)	16a		a	Travel	24a	
b	Other	16b		b	Deductible meals (see instructions)	24b	
17	Legal and professional services	17		25	Utilities	25	
28	Total expenses before expenses for business use of home. Add lines 8 through 27a	28	2,895.	26	Wages (less employment credits)	26	
29	Tentative profit or (loss). Subtract line 28 from line 7	29	14,764.	27a	Other expenses (from line 48)	27a	
30	Expenses for business use of your home. Do not report these expenses elsewhere. Attach Form 8829 unless using the simplified method. See instructions. Simplified method filers only: Enter the total square footage of (a) your home: _____ and (b) the part of your home used for business: _____. Use the Simplified Method Worksheet in the instructions to figure the amount to enter on line 30	30		b	Reserved for future use	27b	
31	Net profit or (loss). Subtract line 30 from line 29. • If a profit, enter on both Schedule 1 (Form 1040), line 3, and on Schedule SE, line 2. (If you checked the box on line 1, see instructions.) Estates and trusts, enter on Form 1041, line 3. • If a loss, you must go to line 32.	31	14,764.				
32	If you have a loss, check the box that describes your investment in this activity. See instructions. • If you checked 32a, enter the loss on both Schedule 1 (Form 1040), line 3, and on Schedule SE, line 2. (If you checked the box on line 1, see the line 31 instructions.) Estates and trusts, enter on Form 1041, line 3. • If you checked 32b, you must attach Form 6198. Your loss may be limited.						

32a ☐ All investment is at risk.
32b ☐ Some investment is not at risk.

For Paperwork Reduction Act Notice, see the separate instructions.

Cat. No. 11334P

Schedule C (Form 1040) 2022

CDA

LCI Board Special Meeting Minutes
January 25, 2023 (Via Zoom)

PRESENT: Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Richard Furlow, Michael Pinto (Office of Corporation Counsel), Arlevia Samuel (Executive Director, Evan Trachten (LCI staff), Frank D'Amore (LCI Deputy Director), Mark Stroud (LCI Deputy Director)

Absent: Hon. Ernie Santiago

Guests: Nora Grace-Flood, Crystal Gooding

Meeting called to order at 6:04 P.M.

Roll call of Members: Pat Brett, Taneha Edwards, Seth Poole, Nadine Horton

Review of LCI Board meeting minutes from December 14, 2022 Special Meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.

New Business

Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, 269 Dixwell Avenue

Evan told the Board the City of New Haven proposes to acquire a portfolio of properties on Dixwell Avenue for \$1,300,000 from affiliates of Ocean Management. LCI has confirmed the Main Streets funding must be spent by April 30, 2023. Evan told the Board LCI received appraisals and the value of the properties was \$1,175,000. Mike Pinto noted there was a typo listing the value as \$1,170,000 but the correct value is \$1,175,000. The gap between the appraised value and the purchase price is \$125,000. The portfolio consists of 2, occupied two-family properties located at 262 Dixwell Avenue and 263 Dixwell Avenue, and two vacant mixed-use properties located at 265 Dixwell Avenue and 269 Dixwell Avenue. The City is proposing to do a simultaneous acquisition and disposition of the two-family properties to local non-profit Beulah Land Development at market value (\$495,000). The City will meet with the community to discuss the reuse of the mixed-use properties which will be rehabilitated in the future with an affordable housing component.

Nadine asked a few questions: What is the history of code violations at 262 & 263 Dixwell Avenue. Frank D'Amore told the Board there are no anti-blight violations. Evan told the Board he did some research and 262 has not had any Housing Code violations while owned by Ocean Management. 263 Dixwell was cited for exterior violations during a spring sweep in 2022 but the issues were resolved. Nadine asked for the sale price for 262 & 263 Dixwell Avenue, Arlevia said Beulah Land Development would pay the appraised value of \$495,000 for both properties. Nadine asked about 265 Dixwell the historic jazz club the Monterey, will this property be used as a jazz club like the Mayor stated at a

recent press event? Arlevia told the Board the City will do community engagement to determine the reuse of the mixed-use properties at 265 & 269 Dixwell Avenue. The community will drive the reuse of the property. After the engagement process, the City may do an RFP or develop the property. Nadine asked who will maintain the property. Arlevia said LCI will maintain the property, we have a property management division that maintains City owned parcels. Frank D'Amore said the cost would be minimal but couldn't put an exact dollar figure to keep it clean and secured. Arlevia noted the intention is to turn the properties around quickly and not sit on the properties. Nadine asked how many apartments are at 269 Dixwell Avenue. Evan said there were 3 apartments based on his site inspection: 1 on the first floor (rear area), one on the second floor, and one on the third floor. Evan noted it appeared the units were set up as a rooming house with locks on each bedroom door. Are there any plans to do apartments on the first floor? Arlevia said as part of the community engagement process the use of the property would be determined.

Crystal Gooding asked about 265 Dixwell Avenue's exterior? Frank said we would not alter the exterior during our property management. Crystal said the roof is in poor condition, would we be addressing it? Frank said we may tarp the roof, but he hasn't been inside to see the damage. Crystal said she was inside about two months ago, and the sheetrock was falling from the ceiling on the third floor. Will the City seek historic funds for fix the property? Arlevia said we will explore this type of funding. LCI will be marketing the community engagement process via the Board of Education, Mayor's weekly blast, the Community Management team, we will be doing a lot of outreach to engage the community.

Nadine asked if we are trying to renegotiate the purchase price at the appraised value of \$1,175,000? Arlevia said she discussed this with Ocean Management and they are not willing to go below \$1,300,000. Arlevia said their original price was \$1,800,000 and she negotiated down to \$1,300,000. Alder Furlow joined the meeting, he was attending an education finance meeting at the same time as LCI Board. Seth gave a quick recap of the meeting.

Alder Furlow said the Board of Alders can amend the price and allow Arlevia to keep trying to negotiate a lower price. Attorney Pinto noted the Board has plenary powers and can make changes on the floor of the Board. Arlevia appreciated the offer, but they are not budging based on a few conversations. If we don't purchase the property another developer will take the site. This is an investment in the community. Evan told the Board, the \$125,000 gap over the appraised value is a small premium when you look at the percentage of the total value. The owner has said it's \$1,300,000 or no deal. Evan believes local developers would be happy to pay the appraised value and the City is getting a fair deal. The City needs to gain site control to continue the revitalization of Dixwell Avenue. Attorney Pinto noted the numbers are out there and the City risks losing the deal if the Board approves the sale below \$1,300,000. Nadine wants to get the best deal for our tax-payer money. Pat asked if the Alders can go up or down on the price. Alder Furlow said the Board will not go up on the price. Attorney Pinto said the Board of Alders can change the price, but the sale

must be approved at LCI Board prior to going to the Board of Alders for final action. This proposal had a workshop at the Board of Alder last week.

A motion was made by Seth Poole to approve the acquisition of the properties for \$1,300,000, seconded by Alder Furlow, roll call was taken, approved (4 yes votes and 1 no vote by Nadine Horton)

Old Business / Discussion

Seth opened the discussion. Evan said the PAD Guidelines have been submitted to the PAD Committee for review. The item was tabled at the PAD Committee and they will come to the LCI Board over the next few months.

Seth asked about the status of the new Neighborhood Specialists. Arlevia said the posting closed last Friday and Arlevia and Frank will interview candidates shortly.

Nadine asked about the ongoing issues at 311 Blake Street. Nadine received an email from the Blake Street Tenants Union. Nadine forwarded the email to LCI staff and the LCI Board. Nadine read the email into the record. The tenants have not received follow up from LCI. Deputy Stroud updated the Board: One violation went to warrant, and there is currently only one open issue at this address. Nadine asked where to direct future complaints? Arlevia said to call (203)946-7090 or email housingcode@newhavenct.gov. Seth also noted the Quinnipiac East Management team has not had an LCI representative. Frank noted the City does not recognize this group; they are a spin-off from the original management team. This group is not the official management team. Maggy Fernandez is the Neighborhood Specialist for this area.

A motion to adjourn was made by Taneha, seconded by Pat Brett, all were in favor, approved unanimously.

Meeting adjourned 6:55 PM

PAD MEETING MINUTES
November 16, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office

Meeting called to order at 3:03 PM

Roll Call of Committee members

A motion to approve the PAD minutes from September 21, 2022 was made by Clay Williams, seconded by Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

262,263,265, & 269 Dixwell Avenue

Evan told the committee the City is proposing to acquire a portfolio of properties owned by Ocean Management affiliates for \$1,300,000. The properties consist of two partially occupied two-family houses at 262 & 263 Dixwell Avenue, as well as two mixed-use vacant properties at 265 & 269 Dixwell Avenue. 265 Dixwell Avenue is the former "Monterey Club" and 269 Dixwell Avenue is a vacant convenience store with residential uses above. Evan gave an overview of the development occurring on Dixwell Avenue: The Joe Grate's site is being redeveloped as a residential use. The Walt's Cleaners site is on the list for redevelopment (City owned), the adjacent church is being renovated, the City owned property at 308 Dixwell is slated for redevelopment, the City owned lot next to the flower shop is proposed to be redeveloped with a structure to house the flower shop. Evan also noted closer to Downtown the Dixwell Plaza site plan was recently approved by the City Plan Commission. Also, the Q House project has been completed. Evan told the committee it is vital for the City to acquire this portfolio of properties for site control. The current owner has talked about redeveloping this site since the days of the Harp Administration, but nothing has occurred. The City would like to take control of this area. The City is proposing to conduct a simultaneous acquisition and disposition of 262 & 263 Dixwell Avenue and not hold title to occupied properties. LCI is working to select a non-profit to take title to 262 & 263 Dixwell Avenue as part of the acquisition-disposition. The City will retain 265 & 269 Dixwell Avenue and rehabilitate the property for mixed-use purposes. The City is in the process of obtaining appraisals for all the properties. These properties are in the heart of the revitalization area on Dixwell Avenue

The City has dedicated acquisition funds for this site (CDBG). LCI does not want an investor to acquire this portfolio. Acquiring this cluster of properties is key to the revitalization of Dixwell Avenue. As part of our rehabilitation of 265 & 269 Dixwell Avenue, the City will control how many residential units are developed. The properties currently contain several one-bedroom units and LCI may want to create larger units. This acquisition will support the other investment in the Dixwell Avenue corridor. Clay Williams asked about how many occupants are on site and will be displaced? Evan said one unit is occupied at 262 Dixwell Avenue and two units are occupied at 263 Dixwell Avenue. None of the tenants will be displaced by the proposed acquisition-disposition. Clay asked how much tax revenue will be lost due to this acquisition? Evan didn't have an answer about the tax revenue but noted the assessment of the properties are not

high because of the condition of the properties. The City may sell these properties in the future and they would be back on the tax rolls. The end use has yet to be determined. Alder Festa asked what would the City be responsible to do? Evan told the committee the residential properties would be sold immediately and LCI plans to rehabilitate the mix-use properties. Evan noted, the City may decide to sell the mixed-use properties, it could also offer them as an RFP. We could rehab and resell the mixed-use properties. LCI does not want to manage the completed properties, LCI acts as a caretaker for properties. The final plan hasn't been determined yet, there are several possibilities. Evan noted this is a multi-step process and step-one is to gain site control. Alder Festa noted it would be wise to sell the properties to a developer of our choosing to control what occurs during the redevelopment process. Evan noted our plan could change, and LCI could theoretically sell the properties to a developer. We want the community to benefit from this redevelopment. Alder Festa wants to make sure we get a return on our investment.

Clay has some concerns and would like to modify the motion because of the unknowns. Clay doesn't have enough information and will likely abstain. Clay supports the acquisition but needs more details to vote yes on the item. Alder Festa asked if the Alders were contacted. Evan said Arlevia reached out to the Alders and Evan hand delivered the Prior Notification forms. Alder Festa doesn't want the City to rush and make a mistake. Evan said the current proposal is to pay \$1.3 million for the site. Alder Festa ask why we are paying above the assessed value? The purchase price was negotiated by LCI. There is a community benefit and staff don't expect the City to be overpaying by \$400,000 relative to the assessed value. The area will be cleaned up and this will eliminate the blight and vacancies, which will have a huge impact on this area. Steve Fontana spoke in favor of the proposal. Steve understands the concerns expressed by the Alders. Steve said this is precisely the time to utilize scarce City resources to act as a catalyst to further the development of this corridor. The City hasn't been able to act quickly to acquire sites like this and this is a great opportunity. Steve noted he understands Clay's concerns but based on his experience in development this is exactly what needs to be done.

Alder Festa noted that she is afraid of gentrification. Steve said with LCI owner in charge we shouldn't worry about gentrification. Evan said the residential units in the mixed-use structures will be affordable and Arlevia cares deeply about affordable housing and is focused on helping the residents of this area. Alder Festa wants to make sure the AMI of the rental units keeps people in this area. Alder Antunes noted we also need to focus on affordable ownership, there is a lot of focus on affordable rentals. Evan told the committee LCI builds affordable homeownership properties and so do several local non-profits.

A motion was made by Alder Antunes seconded by Steve Fontana, roll call was taken, approved 5-0 with Clay Williams abstaining.

79 Morris Street

Evan told the committee this proposal is to sell a sliver lot to an owner occupant to use as a yard area. The sliver lot is small at 25' X 150' so developing a structure is difficult. Evan offered to sell a portion of the lot to the other adjacent property owner but they didn't respond to the certified letter. It costs the City to cut the grass and shovel the snow at this site. The property will eventually be back on the tax rolls. Alder Antunes asked what does the City do when the adjacent property owner doesn't want to buy a sliver lot? Evan said a greenspace, garden, or park are the typical options. Nate told the committee under the zoning code a single-family house is permitted on a non-conforming lot (sliver lot) as of right. When the lot is small it may not be possible to

develop a single-family house. This lot was too small for Habitat for Humanity to develop a house. LCI wanted to support the owner occupant because they rehabilitated a vacant property.

A motion was made by Nate Hougrand, seconded by Clay Williams, roll call was taken, approved unanimously

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since our last update. Evan will work internally to review the Guidelines with Arlevia because she wasn't involved previously. Evan hopes to have this item as an action item in the new year. Evan reached out to Pat Solomon and she is pulling data on sliver lot tax abatements. Evan will share this information in the future.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor.

Meeting Adjourned 3:41 P.M.

LCI Board Special Meeting Minutes
December 14, 2022 (Via Zoom)

PRESENT: Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Michael Pinto (Office of Corporation Counsel), Arlevia Samuel (Executive Director, Evan Trachten (LCI staff)

Absent:), Hon. Richard Furlow

Guests: Nora Grace-Flood

Meeting called to order at 6:01 P.M.

Roll call of Members: Pat Brett, Taneha Edwards, Alder Ernie Santiago, Seth Poole, Nadine Horton

Review of LCI Board meeting minutes from October 26, 2022. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved with one abstention by Taneha Edwards.

New Business

Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, 269 Dixwell Avenue

Evan told the Board the City of New Haven proposes to acquire a portfolio of properties on Dixwell Avenue for \$1,300,000 from affiliates of Ocean Management. The portfolio consists of 2, occupied two-family properties located at 262 Dixwell Avenue and 263 Dixwell Avenue, and two vacant mixed-use properties located at 265 Dixwell Avenue and 269 Dixwell Avenue. The City is proposing to do a simultaneous acquisition and disposition of the two-family properties to a local non-profit partner of the City who would rehabilitate the properties as affordable housing (affordable rental or sale to owner occupant). The mixed-use properties will be rehabilitated and affordable housing will be developed on the upper floors while maintaining the ground floor as a business use.

Evan said this is a site control acquisition and acts as a linchpin to support the development occurring on Dixwell Avenue between the former Joe Grate's site and the Dixwell Plaza. The City would like to take control of this area and continue to revitalize the Dixwell corridor. The building at 265 is the former Monterey Club and LCI may reduce the number of units at that location. LCI would like to be the developer of these properties so they are not sold to another investor.

Arlevia told the Board Alder Morrison and Alder Winter are supportive of this acquisition. There will be a community workshop to discuss this project in the near future. LCI wanted to sell the occupied properties to an existing tenant in each building but that is not possible, so we are working to sell the two-family properties to a non-profit partner. The mixed-use structures will be redeveloped.

Seth asked if there were any liens, Evan said no. Pat Brett asked how this fits into the Conn Corp Project? Evan said it compliments their investment and other investments on Dixwell Avenue. There is a lot of investment in this area and the City's investment will help create affordable units.

Alder Santiago expressed concerns about purchasing the portfolio, he works in this area and familiar with the properties. He noted the seller did nothing to these properties and they will make a large profit. Why would the City reward the seller for land-banking, it doesn't sit well with him? Perhaps we could use the money better elsewhere. The developer is paying taxes, and Evan noted they are current on their payments. Arlevia noted it's the real estate market that caused the value to increase. The City is in a position to invest in Dixwell and this will help the community. This is a bigger community benefit. Arlevia told the Board the funding for this is "Main Streets CDBG" and we were supposed to spend the money a few years ago. We have a deadline to spend these funds, or we will have to return the money. The project will be impactful, and this is bigger than the purchase price. Seth noted given the real estate market our investment will be impactful; we can't control market forces.

Nadine noted she can't vote to approve this proposal. Ocean Management has not been a responsible property owner across the City. We cannot reward bad behavior by property owners. Nadine understands the real estate market, but this would reward bad behavior and land banking. We should not pay over fair market value. Ocean Management can sell this property to anyone, they are trying to sell a larger portfolio of their properties. LCI has pending appraisals but they were delayed because our appraiser recently needed emergency surgery. Arlevia noted that Ocean Management had drawn up a proposal to demolish these properties and develop 31 market rate units. Nadine feels we are allowing Ocean Management to make a huge profit, we are allowing bad negotiations to go over our good intentions. Nadine would rather return the Main Street funds to the government than give a slumlord the money.

Seth asked about the letter from the Preservation Trust. The Monterey Club hosted many famous jazz musicians. What is the Trust asking us to do? Arlevia said they want us to rehabilitate the properties to historic standards. The Trust thought we were planning to demolish these properties, we are not planning demolitions. Evan noted when using Federal funds, the City needs to meet the standard of the Secretary of Interior for rehabilitation of historic properties.

Evan said the City is stepping up to create a community benefit. We have dedicated funds for this important project which will be a catalyst for the community, this is not about rewarding bad behavior. Seth said this is an opportunity to take local control of the properties. Arlevia added that when LCI sells these properties they will be sold at market value. Seth asked if there was a motion? Alder Santiago said he may vote in favor of this proposal to get rid of the current owner. Arlevia said the properties will be deed restricted as affordable housing whether rental or sale to owner occupant. Alder Santiago made the motion to approve. Nadine asked if we had an appraisal? Arlevia said we are

waiting for it to be completed, they were delayed due to a medical issue. Arlevia said the original asking price was \$1.8 million but she negotiated it down to \$1.3 million. The Board asked when do the CDBG funds need to be spent? Arlevia said she has the date in her office and will report back to the Board. Taneha asked how many units will we develop? Arlevia said that isn't determined yet. There will be community engagement to discuss this topic. Taneha said sometimes it's worth paying someone to get rid of them, and in this situation, it would help the community. Pat noted that she joined LCI Board to help families and the community, but she is bothered by slumlord's profiting and likely can't support our proposal.

Nadine said she can't support this and doesn't want to set a precedent, and worries other property owners will land bank and be rewarded for their inaction and blight. Nadine said we need to be smart how we spend our tax dollars. We can't ignore who the seller is in our effort to create affordable housing, we can't hide bad negotiations behind good intentions. We should not reward Ocean management; they have been fined by the court several times recently for code violations. Arlevia said we are not rewarding Ocean management, this is beyond the purchase price, this is about doing better for the community, and making the neighborhood a better place. It's about the community and improving the Dixwell community that hasn't received investment from the City for many years. We are trying to acquire blighted properties to take control and do what's best for the community. Nadine said the City owes a lot of neighborhoods, including hers. Alder Santiago noted investment at the Q House by the City. The Board needs more information and would like to request the appraisal and the information about the CDBG Main Streets funding expiration. Evan told the Board if the appraisal value is below our proposed purchase price, LCI will renegotiate with the seller. Pat and Nadine said they would like to see the appraisal and the date we are obligated to spend the funds.

Seth said we will require another Special Meeting to review this information prior to making the decision. Seth proposed holding a Special Meeting on December 21, 2022 so we can potentially send this to the Board of Alders in January of 2023.

A motion was made by Seth Poole to hold a Special meeting on December 21, 2022 to continue the review of this proposal and staff need to have the appraisals of the properties and the date the City received the CDBG funding, as well as the date by which the City is obligated to spend the funds, seconded by Alder Santiago, roll call was taken, approved unanimously.

79 Morris Street

Evan told the Board LCI is proposing to sell a sliver lot to the adjacent owner occupant. The price is \$0.25 per square foot for a total of \$871.25 because the owner, Giovanni Molino is an owner occupant in a CD eligible area. The

applicant recently renovated his adjacent home at 81 Morris Street. He will utilize this land as a side yard area, he already has a driveway. The property was offered to the other abutting property owner who is an investor, but they didn't respond to our certified letter. The sliver lot is small and narrow with only 25' of frontage, so development was not possible. No other uses were proposed for the site such as a garden or greenspace. It's important to support owner occupants, this area will create a nice yard for Mr. Molino.

A motion was made to approve the sale by Alder Santiago, seconded by Nadine Horton, roll call was taken, approved unanimously.

The annual schedule of Regular Meetings for LCI was presented to the Board. Evan said all meetings are the fourth Wednesday of each month.

A motion was made to approve the meeting schedule by Pat Brett, seconded by Alder Santiago, roll call was taken, approved unanimously

Old Business / Discussion

Seth opened the discussion by noting he is looking forward to seeing the organizational structure of LCI. Arlevia will share information about this topic on a future agenda. Arlevia is in the process of hiring staff and will update the Board in February.

Pat thanked Seth for his leadership. Nadine thanked Seth and the other LCI Board members for their work. Nadine also thanks Evan and Arlevia for their work and everything they do for the City. Seth welcomed Taneha Edwards to the Board. Seth also noted Nadine's work helping to shut down the liquor store on Whalley Avenue that had been a problem for the community. Taneha said she cares about New Haven and is happy to be on the Board. Taneha noted the struggles of New Haven residents and her desire to help. Alder Santiago said he is glad he joined the LCI Board and thanks Seth, Evan, and Arlevia for their work.

A motion to adjourn was made by Alder Santiago, seconded by Pat Brett, all were in favor, approved unanimously.

Meeting adjourned 7:18 PM

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Acquisition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
262 Dixwell Avenue	294 0343 00700	BA	21	Residential	2
263 Dixwell Avenue	282 0347 03700	BA	22	Residential	2
265 Dixwell Avenue	282 0347 03800	BA	22	Mixed-Use	1 Storefront + 5
269 Dixwell Avenue	282 0347 03900	BA	22	Mixed-Use	1 Storefront + 3

2021 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$47,900	\$154,500	NA	\$202,400	\$141,680	35' X 179'	6,195
46,600	126,600	NA	173,200	121,240	40' X 120'	4,764
65,900	157,500	NA	223,400	156,380	35' X 148'	4,588
70,800	266,400	6,200	343,400	240,380	45' X 148'	6,660
			Total \$942,400	Total \$ 654,680		22,207 Sq./ft.
						Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$1,175,000	William Esposito Jr.	1/19/23	Acquisition	\$1,300,000 plus closing costs	(TBD)	\$1,300,000 plus closing costs

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette Morrison Hon. Steven Winter	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: City of New Haven / Livable City Initiative 165 Church Street 3 rd Floor New Haven CT 06510		Name, address & telephone of contact person: 	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Proposal: The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire a portfolio of properties on Dixwell Avenue.			
General discussion The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.			
Owner Occupancy: N/A			
Prepared by: <u>Em J...</u>		Concurred by: <u>J...</u>	
Date <u>11/7/22</u>		Date <u>11/7/22</u>	

Committee	Date	Action
PAD	11/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Jeanette Morrison
Hon. Steven Winter

DATE: **November 8, 2022**

FROM: Department
Person

LCI Property Division

Evan Trachten



Telephone **946-8373**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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Rona Johnston
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Charlotte Rea
Vice President
Jill Martin
Secretary
Susan Jacobson
Assistant Secretary
Glenn Trunkfield
Treasurer
Susan Godshall
Assistant Treasurer

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STAFF

Sarah Tisdale
Director of Preservation
Molly Durand
Administrative Coordinator

November 30, 2022

Dear Honorable City Plan Commissioners:

This letter is regarding the following City Plan Commission Agenda Item:
1622-02 262, 263, 265, & 269 DIXWELL AVENUE. MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900 Submitted by: Evan Trachten, Livable City Initiative for the Acquisition of four lots for a mixed-income, mixed-use future development located in the BA Zoning District.

The Trust recognizes that this is an opportunity to acquire several properties in the heart of the Dixwell revitalization area in order to control their future development. All four of these buildings are located within the Winchester Repeating Arms National Historic District. This district is significant as New Haven's most intact example of major industrial development with large working-class residential neighborhoods from the late 19th and early 20th centuries. The district is architecturally significant for two reasons: first, its core embraces a group of well-preserved industrial buildings associated with Winchester Repeating Arms. Second, the district's residential areas include numerous good examples of modest single- and multi-family housing and scattered commercial, religious and municipal buildings. As a group, these buildings represent a variety of popular vernacular architectural styles of the era.

The Trust encourages the City to retain 262 and 263 Dixwell Avenue as multi-family housing. Since they are in a National Historic District, the Secretary of the Interior's Standards for the Treatment of Historic Properties applies to these buildings.

As the City develops plans for 265 and 269 Dixwell Avenue, we remind you that 265 Dixwell is a significant cultural landmark as the former Monterey Club, a black-owned jazz club that hosted well-known performers throughout its operation. The Trust urges the City to require restoration of the facade and adaptive reuse, rather than demolition.

Under your responsibility to ensure that development projects reflect the character and needs of City neighborhoods, we ask that the historic significance of the buildings covered by Agenda item 1622-02 be considered in future projects.

Thank you for your service and efforts to ensure that land use and development changes positively impact New Haven's residents.

Sincerely,



Sarah Tisdale
Director of Historic Preservation

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	09	2 Family			
Model:	02	Multi-Fam 2-4			
Grade:	C	Average			
Stories:	2.5	2 1/2 Stories			
Occupancy	2	Vinyl Siding			
Exterior Wall 1	25	Aluminum Siding			
Exterior Wall 2	26	Gable/Hip			
Roof Structure:	03	Asphalt			
Roof Cover	03	Plaster/Drywal			
Interior Wall 1	03	Fin WD/Carpet			
Interior Wall 2	12	Oil/Gas			
Interior Fir 1	02	Hot Water			
Interior Fir 2	05	None			
Heat Fuel:	01	5 Bedrooms			
AC Type:	05				
Total Bedrooms	05				
Total Bathrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	11	11 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Interior Condito	G	Good			
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code	1608	NEWMALLVILLE			

CONDO DATA

Parcel Id		C		Owne	
Adjust Type		B		IS	
Condo Fir					
Condo Unit					

COST / MARKET VALUATION

Building Value New	227,173
Year Built	1900
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	32
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	68
RCNLD	154,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

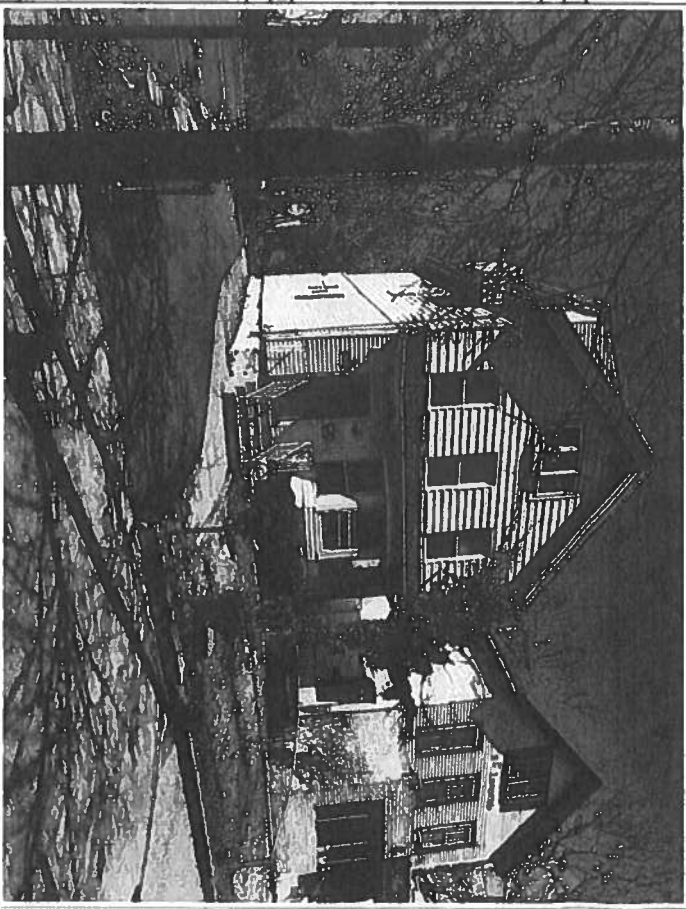
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bt	Cond	Cd	% Cd	Grade	Grade Adj	Appr. Value
BAS	First Floor		836								
FHS	Finished Half Story		543								
FOP	Open Porch		0								
FUS	Finished Upper Story		836								
UBM	Unfinished Basement		0								

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Etr Area	Unit Cost	Undeprec Value
BAS	First Floor	836	836	836	95.25	79,630
FHS	Finished Half Story	543	836	543	61.87	51,721
FOP	Open Porch	0	16	3	17.86	286
FUS	Finished Upper Story	836	836	836	95.25	79,630
UBM	Unfinished Basement	0	836	167	19.03	15,907
	Ttl Gross Liv / Lease Area	2,215	3,360	2,385		227,174

FHS	22	38
FUS		
BAS		
UBM		
4	4	4
FOF		
22		



CURRENT OWNER										TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6093		NEW HAVEN, CT		VISION																	
OCEAN 104 DEL LLC																RES LAND		1-1		Assessed		32,620																					
50 FITCH ST STE 206B																DWELLING		1-3		126,600		88,620																					
NEW HAVEN CT 06515										AIR PCL ID		22		WARD		TAXABLE		1416		CENSUS		4004		BLOCK		QUERY G																	
GIS ID 16983										Assoc Pld#																																	
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		QU		VII		SALE PRICE		VC																							
OCEAN 104 DEL LLC										9956		0174		01-10-2020		U		I		0		3																					
530 EASTERN NH LLC										9694		0112		03-22-2018		U		I		0		3																					
GREEN MACHINE NH LLC										9472		0284		09-13-2016		U		I		0		3																					
SHADMIT LLC										9468		0088		09-01-2016		Q		I		100,000		00																					
BARBARA LUCIANO										8587		0334		08-23-2010		U		I		37,500		7																					
EXEMPTIONS										Amount		Code		Description		Number		Amount		Comm Int																							
Year										Code		Description		Number		Amount		Comm Int																									
Total										0.00																																	
ASSESSING NEIGHBORHOOD										Nbhd Name		B		Tracing		Batch																											
Nbhd										1600		NEWHALLVILLE																															
NOTES																																											
*SIDE EST																																											
10/01/2015 CORRECETED ROOM COUNTS, ADDED																																											
BATH, RECENTLY RENOVATED PER LISTING.																																											
FAIR CONDITION.																																											
10/01/2016 GARAGE REMOVED																																											
BUILDING PERMIT RECORD										Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments																	
B-16-589										05-02-2016		DE		Demolish		0		09-20-2016		100		06-16-2016		APP TO DEMO VACANT GAR																			
LAND LINE VALUATION SECTION										B Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price		Size Adj		Nbhd.		Nbhd. Adj		Notes		Location Adjustment		Adj Unit P		Land Value							
1										1040		Two Family		BA		0				4,764		SF		10.87		1.00000		5		1.00		1600		0.900				1 0000		9 78		46,600	
Total Card Land Units										4,764		SF																						Total Land Value		46,600							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	80	Mix Ret Apt					
Model	94	Commercial					
Grade	C	Average					
Stories:	2.5						
Occupancy	4.00						
Exterior Wall 1	26	Aluminum Siding					
Exterior Wall 2	20	Brick					
Roof Structure	03	Gable/Hip					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall/Plaste					
Interior Wall 2							
Interior Floor 1	14	Carpet					
Interior Floor 2	12	Fin WD/Carpet					
Heating Fuel	02	Oil/Gas					
Heating Type	04	FAH/W/ST					
AC Type	01	None					
Bldg Use	3030	MIXED USE MDL-94					
Total Rooms	00						
Total Bedrms	0						
Total Baths	0						
NBHD Code	00	NONE					
Heat/AC	02	WOOD FRAME					
Frame Type	02	AVERAGE					
Baths/Plumbing	02	CEIL & WALLS					
Ceiling/Wall	06	AVERAGE					
Rooms/Ptns	02						
Wall Height	11.00						
% Conn Wall							
1st Floor Use:	3030						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	U/B	Units	Unit Price	Yr Blt	Cond.	Cd
PAV1	PAVING-ASPH	L	3,000	4.10	2010	A	50
							03
							1.00
							6,200
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,145	2,145	107.73	231,081		
FHS	Finished Half Story	976	1,501	70.05	105,144		
FUS	Finished Upper Story	1,498	1,577	102.33	161,380		
UBM	Unfinished Basement	0	1,577	21.52	33,935		
WDK	Wood Deck	0	108	10.97	1,185		
Ytl Gross Liv / Lease Area				4,619	6,908	4,945	532,725

Property Location 265 DIXWELL AV
 Map ID 282/0347/03800/1
 Bldg Name
 Account # 282 0347 03800
 Bldg # 1
 Sec # 1 of 1
 Card # 1 of 1
 State Use 3030
 Print Date 10/24/2022 2:10:25 P

State Use 3030
Print Date 10/24/2022 2:10:25 P

Bldg Name
Sec # 1 0

03800 / 1
Bldg # 1

Account # 282 0347 03800

Property Location 265 DIXWELL AV
Vision ID 16984

[illegible]

This signature acknowledges a visit by a Data Collector or Assessor

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					
ASSESSING NEIGHBORHOOD								
Nbhd	Nbhd Name	B	Tracing	Batch				
1600	NEWHALLVILLE							
NOTES								
BAS = VACANT STOREFRONT - RENOVATIONS BUT APPEARS HAS STOPPED. 5 APARTMENTS 1988 COMPLETE HEHAB/5-EFF APT =FHS/FUS								
E = MKT/INC/LOC ADJ								
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card)							154,100	
Appraised Xf (B) Value (Bldg)							3,400	
Appraised Ob (B) Value (Bldg)							0	
Appraised Land Value (Bldg)							65,900	
Special Land Value							0	
Total Appraised Parcel Value							223,400	C
Valuation Method								
Total Appraised Parcel Value							223,400	
VISIT / CHANGE HISTORY								

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-0332	03-30-2004	RH	Rehab	10,000			100	RENOVATE FIVE UNIT	12-15-2020	VA			DM	Data Mailer Sent
									10-06-2011	TH			45	Review Against Field Cd
									12-22-2010	GM			00	Measur+Listed
									08-28-2001	SB			45	Review Against Field Cd

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3030	MIXED USE MD	BA			4,588 SF	18.64	1.00000	H	1.00	DX4	0.770			14.36	65,900
						Total Card Land Units	4,588 SF	Parcel Total Land Area: 0						Total Land Value	65,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Mix Ret Apt			
Model	94	Commercial			
Grade	C-	Below Average			
Stories:	2.5				
Occupancy	6.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall/Plaste			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Fin WD/Carpent			
Heating Fuel	02	Oil/Gas			
Heating Type	04	FA/HW/ST			
AC Type	06	Partial			
Bldg Use	3030	MIXED USE MDL-94			
Total Rooms	00				
Total Bedrms	0				
Total Baths	0				
NBHD Code	02	HEAT/AC SPLIT			
Heat/AC	03	MASONRY			
Frame Type	02	AVERAGE			
Baths/Plumbing	06	CEIL & WALLS			
Ceiling/Wall	02	AVERAGE			
Rooms/Ptns	10.00				
Wall Height					
% Comm Wall					
1st Floor Use:	3030				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)						
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.
AC	AIR COND	B	3,144	3.65	1966	

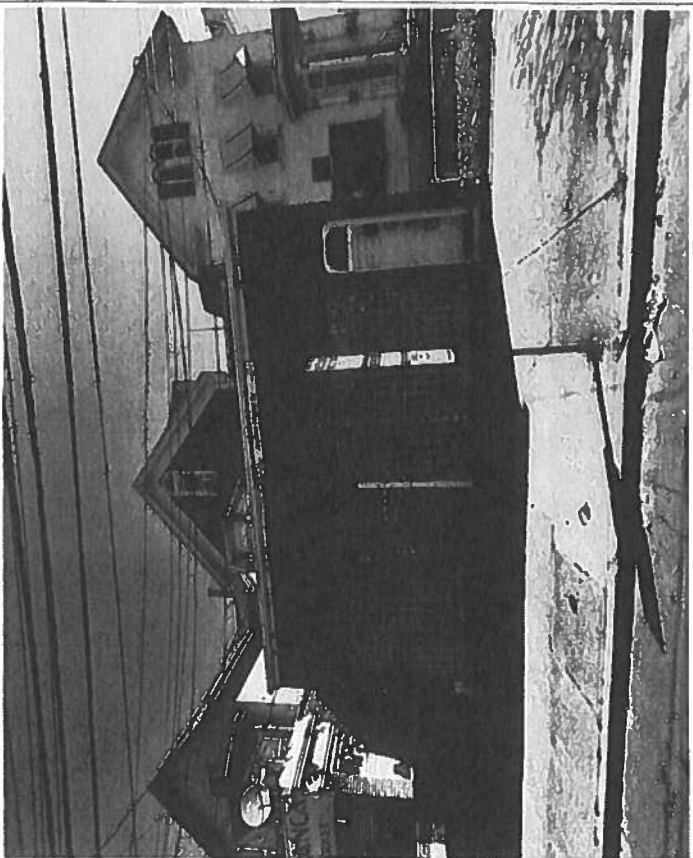
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,144	3,144	3,144	100.47	315,884
FFHS	Finished Half Story	562	864	562	65.35	56,465
FUS	Finished Upper Story	1,163	1,224	1,163	95.46	116,849
UBM	Unfinished Basement	0	1,224	245	20.11	24,616
		Total Gross Liv / Lease Area		4,869	6,456	5,114

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Mix Ret Apt			
Model	94	Commercial			
Grade	C-	Below Average			
Stories:	2.5				
Occupancy	6.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall/Plaste			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Fin WD/Carpent			
Heating Fuel	02	Oil/Gas			
Heating Type	04	FA/HW/ST			
AC Type	06	Partial			
Bldg Use	3030	MIXED USE MDL-94			
Total Rooms	00				
Total Bedrms	0				
Total Baths	0				
NBHD Code	02	HEAT/AC SPLIT			
Heat/AC	03	MASONRY			
Frame Type	02	AVERAGE			
Baths/Plumbing	06	CEIL & WALLS			
Ceiling/Wall	02	AVERAGE			
Rooms/Ptns	10.00				
Wall Height					
% Comm Wall					
1st Floor Use:	3030				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)						
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.
AC	AIR COND	B	3,144	3.65	1966	

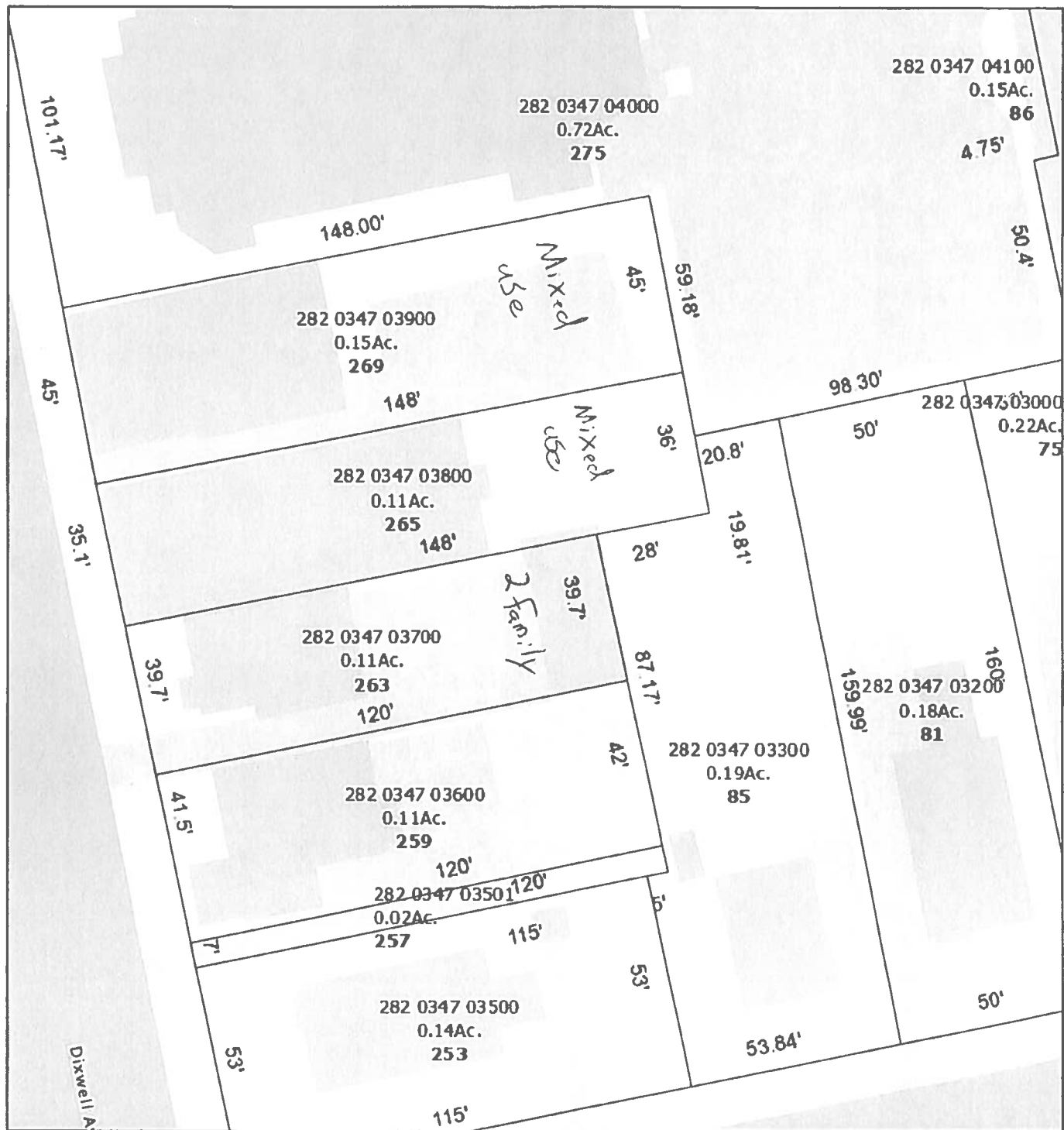
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,144	3,144	3,144	100.47	315,884
FFHS	Finished Half Story	562	864	562	65.35	56,465
FUS	Finished Upper Story	1,163	1,224	1,163	95.46	116,849
UBM	Unfinished Basement	0	1,224	245	20.11	24,616
		Total Gross Liv / Lease Area		4,869	6,456	5,114

34	BAS					
40						
40						
24	FHS					
36	FUS					
36	BAS					
36	UBM					
24						
35	BAS					
16						
35						



Property Location 269 DIXWELL AV Map ID 282/ 0347/ 03900/ / Bldg Name State Use 3030
 Account # 282 0347 03900 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 10/24/2022 2:10:57 P

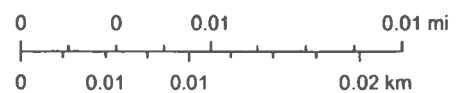
Acquisition of 263,265, & 269 Dixwell Avenue



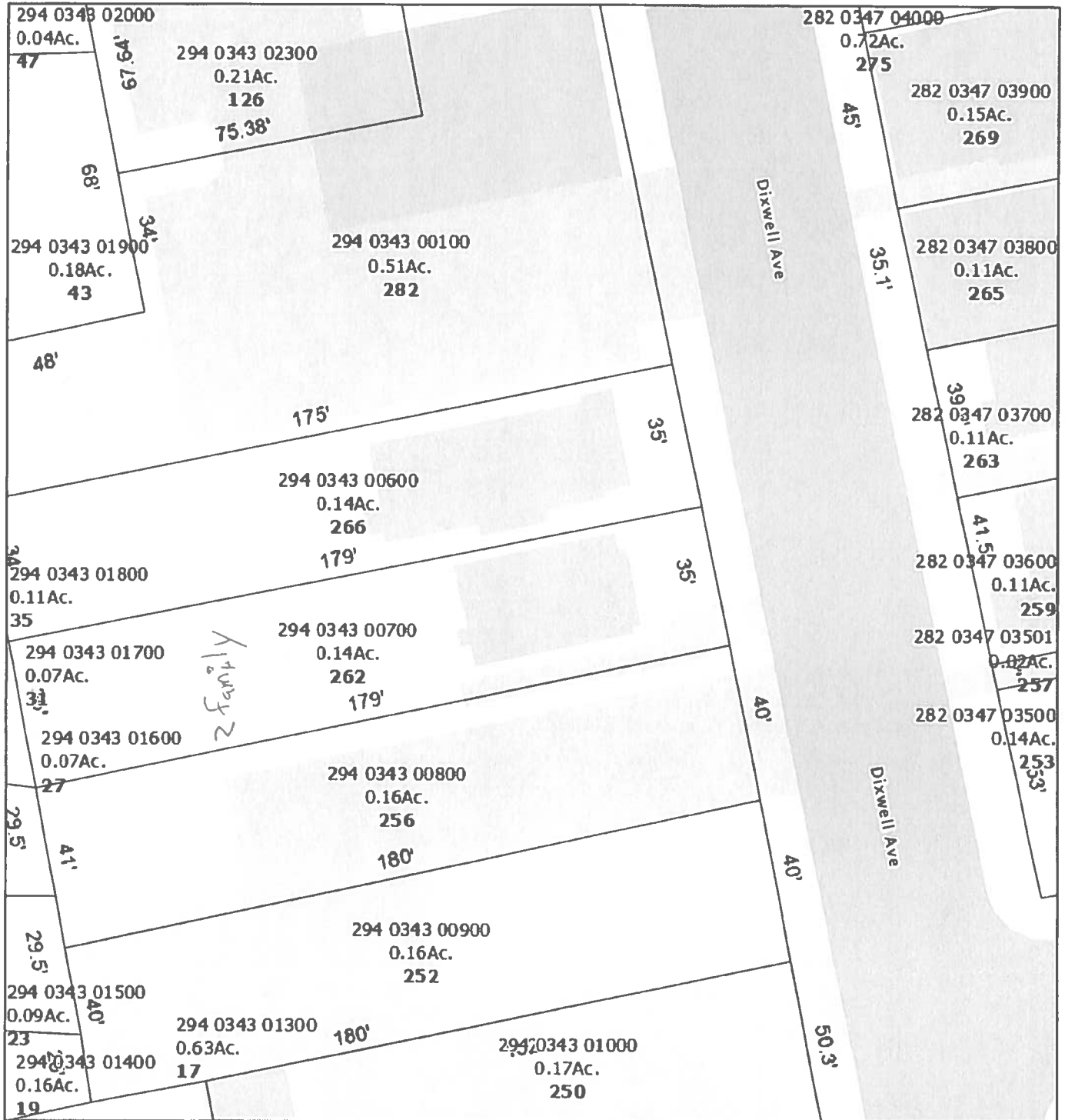
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 NH Parcels Web

1:564

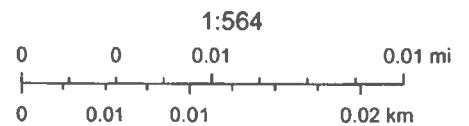


Acquisition of 262 Dixwell Avenue



10/24/2022, 2:50:21 PM

 NH Parcels Web





262 Dixwell Avenue



263
Dixwell
Avenue



269 Dixwell Avenue ↑

265 Dixwell Avenue ↑

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 262, 263, 265, & 269 DIXWELL AVENUE. MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900
Acquisition of four lots for a mixed-income, mixed-use future development. Located in the BA Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1622-02
ADVICE: Approval

PROJECT SUMMARY:

Applicant(s): City of New Haven/Livable City Initiative
Price: up to \$1,300,000 plus closing costs
Site: 22,207 square feet
Zone: BA
Use: Mixed-use development
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the acquisition of four lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City of New Haven, acting through the Livable City Initiative (LCI), proposes to acquire a portfolio of properties on Dixwell Avenue. The City proposed to acquire 262 Dixwell Avenue and 263 Dixwell Avenue (residential properties) as well as 265 Dixwell Avenue, and 269 Dixwell Avenue (mixed-use properties). The City will conduct a simultaneous disposition of 262 and 263 Dixwell Avenue, disposing of these properties to a nonprofit organization (organization not yet determined). Current residents will not be displaced. The City will retain 265 and 269 Dixwell Avenue for a mixed-income, mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue Corridor. It remains undetermined whether the City would conduct the redevelopment, or whether there would be an RFP to find a Developer for the project. Essentially, the LCI Board of Directors seeks guidance as to whether this proposed acquisition is in accordance with the Comprehensive Plan.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- "Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general." – This is a redevelopment tool to keep properties from becoming deleterious to the neighborhood.
- "Strategic and targeted planning efforts are recommended within Dixwell and Newhallville neighborhoods such as: consolidation of vacant and underutilized sites, sliver lots, and/or non-conforming lots to create sizable opportunity sites for development; improving existing traffic and street network

around these sites; and promoting development through partnerships with local non-profits and other city agencies.”

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

PLANNING CONSIDERATIONS:

The City Plan Commission recently approved plans for redevelopment of Dixwell Plaza (CPC Report #1616-04), across the street, the Q House was recently completed and opened its doors in fall 2021. There are several other, city-owned sites slated for redevelopment in the area. This proposed acquisition represents another step toward reinvesting in the Dixwell Neighborhood, to create a thriving commercial corridor with mixed-income housing on upper stories. This type of redevelopment, designed to support residents and business owners in the Dixwell neighborhood, is explicitly called for in the Comprehensive Plan. Planning Staff note the discussion described in the PAD minutes on the importance of ensuring that gentrification and displacement do not occur as a result of the proposed redevelopment. Acquisition by LCI will give the City greater control over affordability and other key aspects of redevelopment plans, to ensure that this site is developed in accordance with the Comprehensive Plan and the needs and preferences of the neighborhood.

Planning Staff also note that all four structures in this proposal are listed in Historic Resource Inventories and are identified as contributing structures in the Winchester Repeating Arms Company National Historic District. The structures at 262 Dixwell Avenue and 263 Dixwell Avenue, slated to be disposed to a nonprofit organization following the acquisition and maintained as multi-family housing, retain notable features of the historic facades. The buildings at 265 Dixwell Avenue, and 269 Dixwell Avenue appear to have been substantially altered with additions to create ground-floor commercial space, while retaining some historic features. Any full or partial demolition of any of these structures proposed in the future is subject to City Charter Title III, Chapter 9, Article II, Section 9-50-Delay of demolition of historic resources.

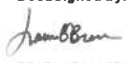
RECOMMENDATIONS

The Commission makes the following recommendations for the proposed acquisition:

- A strong affordability component should be required for the residential component of any future mixed-use development.
- Robust community engagement should be conducted as redevelopment plans are developed, including with the Community Management Team.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Due to the site’s location, including proximity to the Farmington Canal Trail, special attention should be given to supporting bicycle and pedestrian access.
- Historic features on the façades of 262 and 263 Dixwell Avenue should be preserved. Impact on historic resources should be considered while planning for future redevelopment of the 265 and 269 Dixwell Avenue lots.

ADOPTED: November 30, 2022
Leslie Radcliffe
Chair

ATTEST:

DocuSigned by:
 December 2, 2022 | 10:28 AM EST
E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

Dixwell Avenue Acquisitions by LCI

St #	Street Name	Value (\$)	Date of appraisal
262	Dixwell Avenue	245,000	1/19/2023
263	Dixwell Avenue	250,000	1/19/2023
265	Dixwell Avenue	330,000	1/19/2023
269	Dixwell Avenue	350,000	1/19/2023
		\$1,175,000	
		Total Value	

Appraised by William F. Esposito, Jr.