

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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|-------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Cover Letter |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances |
| <input checked="" type="checkbox"/> | Prior Notification Form |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget |
| <input checked="" type="checkbox"/> | Supporting Documentation |
| <input 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: November 3, 2020

Meeting Submitted For: November 5, 2020

Regular or Suspension Agenda: Suspension

Submitted By: Arlevia Samuel

Title of Legislation:

AMENDED AND RESTATED DEVELOPMENT AGREEMENT AND LAND DISPOSITION
AGREEMENT BY AND AMONG THE CITY OF NEW HAVEN AND BEULAH LAND
DEVELOPMENT CORPORATION, INC.FOR THE DEVELOPMENT OF 316 DIXWELL
AVENUE AND 340 DIXWELL AVENUE AND 783 ORCHARD STREET

Comments: _____

Coordinator's Signature: MPL

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call 946-7670 with any questions.



Arlevia T. Samuel
Acting 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



Michael Piscitelli
*Economic Development
Administrator*

November 2, 2020

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

**RE: DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN
THE CITY OF NEW HAVEN AND BEULAH LAND DEVELOPMENT
CORPORATION, INC. FOR THE CONVEYANCE OF REAL PROPERTY
KNOWN AS PORTIONS OF 316 DIXWELL AVENUE, 340 DIXWELL
AVENUE AND 783 ORCHARD STREET, NEW HAVEN, CONNECTICUT**

- Suspension Agenda Requested

Dear Honorable President Walker-Myers:

I am pleased to submit for the Board's consideration this Development and Land Disposition Agreement (DLDA) with BEULAH LAND DEVELOPMENT CORPORATION, INC. ("the Developer") concerning the City of New Haven's interests at 316 Dixwell Avenue and 340 Dixwell Avenue.

As you know, 340 Dixwell has been an undeveloped lot for many years creating blight at a major corridor in the heart of the Dixwell neighborhood. The Developer has assembled a partnership with H.E.L.P. Development USA and Spiritos Properties to transform this site into a beautiful eco-friendly, energy efficient residential campus. The Developer proposes to fully redevelop the three (3) sites into one parcel consisting of two buildings and off-street parking in a manner consistent with the attached concept site plans and marketing materials.

The DLDA sets forth the terms and conditions for the sale of the City's interests. Notable provisions include:

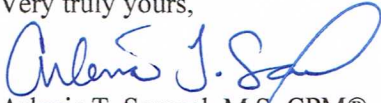
- The Developer shall build a sixty-nine (69) residential units and 2,500 sf of commercial space within five (5) years.
- A minimum of 80% of the housing units shall be affordable at 25%, 50% and 60% Area Median Income (AMI) together with a corresponding tax abatement and payment in lieu of taxes.
- The purchase price shall be \$280,000 the appraised value. (2/3 to be deposited into the Community Development Repayment (LCI) and 1/3 into the City's General Fund.

- Construction and Small Contractor opportunities shall be made available consistent with City Ordinances 12½ and 12¼ as well as a resident construction workforce goal of 25%.
- The development will be constructed utilizing mass timber, passive house and solar panels for higher quality, energy efficient and natural housing.

As a more general point, Beulah Land Development Corporation, Inc. consists of leaders in our community with a demonstrated commitment to affordable housing development. The vision for the redevelopment of 316 Dixwell Avenue, 340 Dixwell Avenue, and 783 Orchard Street is in keeping with our overall efforts to revitalize the Dixwell Avenue neighborhood in a manner that builds a stronger, more vibrant community and I look forward to sharing this proposal in more detail at the committee hearing.

Thank you for your time and attention to this matter. If you have any questions, please do not hesitate to call.

Very truly yours,



Arlevia T. Samuel, M.S. CPM®
Acting Executive Director

enclosures

cc: Taijah Anderson, Office of the Mayor
Michael Piscitelli, EDA
file