



**Serena Neal-Sanjurjo**  
**Executive Director**

## **CITY OF NEW HAVEN**

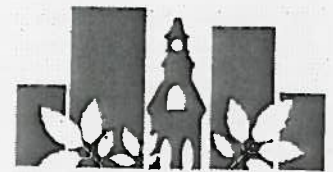
*Toni N. Harp, Mayor*

### **LIVABLE CITY INITIATIVE**

*165 Church Street, 3<sup>rd</sup> Floor*

*New Haven, CT 06510*

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



## **CITY OF NEW HAVEN**

**AN ECONOMIC DEVELOPMENT DEPT.**

**Michael Piscitelli**

**Acting**

**Economic Development**

**Administrator**

November 8, 2019

The Honorable Tyisha Walker-Myers, President

Board of Alders

City of New Haven

165 Church Street

New Haven, CT 06510

Re: Dispositions: 181 Pine Street, 53 Shelton Avenue, 258 Starr Street

Dear President Walker-Myers:

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

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

Very truly yours,

  
**Serena Neal-Sanjurjo**  
**Executive Director**

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

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

**IN ADDITION IF A GRANT:**

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

**Date Submitted:** November 8, 2019

**Meeting Submitted For:** November 18, 2019

**Regular or Suspension Agenda:** Regular

**Submitted By:** Serena Neal-Sanjurjo

**Title of Legislation:**

Disposition of Property

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**Comments**    Permission per Board of Alders Order:

Dispositions: 181 Pine Street, 53 Shelton Avenue, 258 Starr Street

**Coordinator's Signature:** M.P.L.

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

**LIST OF PROPERTIES PROPOSED FOR DISPOSITION**

**November 18, 2019**

<b>ADDRESS</b>	<b>Type</b>	<b>Price</b>	<b>Owner</b>	<b>USE</b>	<b>WARD</b>
181 Pine Street	Sliver lot / Owner Occupant @\$0.25 per Sq./Ft. (2664 Sq./Ft)	\$666.00	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot to Antonio Capriglione to be used as a driveway and side-yard area	15
181 Pine Street	Sliver lot / Owner Occupant @\$0.25 per Sq./Ft. (432 Sq./Ft)	\$108.00	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot to Gilberto Gonzales who will utilize this area as a side-yard area	15
53 Shelton Avenue	Negotiated Sale	\$1,000.00	City of New Haven	The City of New Haven proposes to dispose of this building lot to Believe in Me Empowerment Corp who will develop a Single Room Occupancy structure at this site. <b><u>The applicant will be given 24 months from the closing date to complete this development.</u></b>	21
258 Starr Street	Sliver lot / Owner Occupant @\$0.25 per Sq./Ft. (3485 Sq./Ft)	\$871.25	City of New Haven	The City of New Haven proposes to dispose of sliver lot to Carol Pollard who will utilize this land as a driveway and side-yard area.	20

**ORDER APPROVING THE DISPOSITION OF A PORTION OF 181 PINE STREET TO ANTONIO CAPRIGLIONE FOR \$666.00; A PORTION OF 181 PINE STREET TO GILBERTO GONZALES FOR \$108.00; 53 SHELTON AVENUE TO BELIEVE IN ME EMPOWERMENT CORPORATION FOR \$1,000.00; 258 STARR STREET TO CAROL POLLARD FOR \$871.25**

BE IT ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those properties referenced in the attached list dated November 18, 2019 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6<sup>th</sup>, 2009.

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

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

**DATE: November 18, 2019**

**FROM: Livable City Initiative Property Division**

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

**ORDER APPROVING THE DISPOSITION OF A PORTION OF 181 PINE STREET TO ANTONIO CAPRIGLIONE FOR \$666.00; A PORTION OF 181 PINE STREET TO GILBERTO GONZALES FOR \$108.00; 53 SHELTON AVENUE TO BELIEVE IN ME EMPOWERMENT CORPORATION FOR \$1,000.00; 258 STARR STREET TO CAROL POLLARD FOR \$871.25**

**I. List Cost:**

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item</u> <u>Dept/Act/Obj. Code</u>
<b>A. Personnel</b>				
1. Initial start-up				
2. One-time				
<b>B. Non-Personnel</b>				
1. Initial start-up				
2. One-time expense				
3. Annual				

**II. List Revenues:**

- |             |            |
|-------------|------------|
| 1. One-time | \$2,645.25 |
| 2. Annual:  |            |

**Other Comments:**

## **PAD MEETING MINUTES**

**September 18, 2019**

**PRESENT:** Steve Fontana, Economic Development; Clay Williams, Business Development; Jenna Montesano, City Plan; Maurine Villani, Tax Office; Evan Trachten, LCI

**Absent:** Hon. Gerald M. Antunes, BoA; Hon. Frank E. Douglass, Jr., BoA;

**Meeting called to order at 4:02 PM**

A motion to approve the PAD meeting minutes for the June 19, 2019 was made by Clay Williams and seconded by Steve Fontana, minutes approved unanimously.

## **New Business**

### **232-234 Columbus Avenue and 238-240 Columbus Avenue**

Evan explained that the City did an RFP and has selected Concrete Creations, LLC to develop housing at this site. The developer is proposing to construct 10 units of residential housing. Five of the units will be deed restricted at 50% AMI for 20 years with no subsidy from the City. The proposed sale price is \$100,000. The project will be subject to zoning prior to closing. Clay asked if the developer has a good track record, Evan told the committee that they do good work. Evan told the committee that Sacred Heart Church was in default of an LDA on this property and facilitated the reversion of this property.

Jenna Montesano told the committee that the developer had visited the City Plan department to do a preliminary diagnostic of this project. The developer will need Zoning relief to create steps in the front-yard setback area based on his concept of row-houses.

**A motion was made by Clay Williams to approve the proposal, seconded by Jenna Montesano, Approved unanimously.**

### **181 Pine Street**

Evan told the committee this is a sliver lot sale to two owner occupants. We are proposing to sell a small portion to an adjacent property owner on Poplar Street (12' X 36') to square off their property. The remaining portion of the lot will be combined with the property at 183 Pine Street. The applicant on Pine Street is already using the lot and has lived at the property for a long time. Jenna noted that selling the small portion on Poplar Street makes the parcel more conforming which is a positive aspect of the sale.

**A motion was made by Steve Fontana to approve the item, Seconded by Maurine Villani, Approved Unanimously.**

### **258 Starr Street**

Evan told the committee this is a sliver lot sale to an owner occupant. The property was offered to the other adjacent property owner which is an LLC that is under the control of Ocean Management. They did not express interest in this property (they have a driveway) so we are proposing to sell this land to Carol Pollard who has a three family property next door and has no off-street parking and yard area. There is a cost to the City to maintain these lots so selling sliver lots is beneficial.

**A motion was made by Clay Williams to approve the item, Seconded by Maurine Villani, Approved Unanimously.**

**552 Winchester Avenue**

Evan explained that the City is proposing to sell this sliver lot to owner occupant Robin Willoughby-Gales as a negotiated sale at \$0.25 per square foot for a total purchase price of \$800. The proposed use will be a play space for children. The property is a few doors down the street (she lives at 526 Winchester Ave.) The applicant operates a home daycare. There is a building lot next door that LCI is developing as housing and the applicant needs additional yard space so LCI looked for a lot in the area.

LCI wants to support owner occupants and neighborhood-based businesses. Clay asked if an off-site play space is approved by the State of Connecticut. Clay asked if the applicant is properly licensed. The committee discussed safeguards for this sale given it's a little different from our standard proposals. Jenna noted that if the applicant intends to put up play structures they must comply with Zoning and Building requirements. Under Zoning this would be a permitted accessory use in an RM-2 Zone but it would have to comply with setbacks and other aspects of Zoning. The committee wants to support this application but need to have appropriate safeguards.

**A motion was made by Clay Williams to approve the proposal subject to the following: Provide proof that off-site play areas are permitted by the State of Connecticut, the property will revert to the City if the applicant does not use this land as approved for at least 5 years from the date of acquisition, Seconded by Steve Fontana, Approved Unanimously**

**A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor.**

**Meeting Adjourned 4:22 P.M.**

016 Minutes for 53 Shelton Avenue

**PAD MEETING MINUTES  
September 19, 2017  
Special Meeting**

**PRESENT:** Evan Trachten, LCI; Maurine Villani, Tax Office; Steve Fontana, Economic Development; Clay Williams, Business Development; Ted Stevens, City Plan; Hon. Gerald Antunes, BoA

**Absent:** Ald. Brian Wingate, BoA,

**Meeting called to order at 3:03 PM**

PAD meeting minutes for June 21, 2017 were approved with Steve Fontana abstaining, and the August 16, 2017 minutes were approved with Maurine abstaining,

**New Business**

**1198 Chapel Street**

Evan explained that the City proposes to permit an amendment to an old Land Disposition Agreement (LDA). In 2005 the City sold this land to Chapel Lofts II, LLC who was approved to build 9 condominiums and commercial space. The applicant did not build immediately and the economy went into a downturn. Since this time there has been a Zoning change to BD-1 and the City would like the highest and best use for this parcel. The applicant is proposing 24 residential units and 2 commercial spaces. The City is cleaning up old LDA's and there will likely be more amendments coming before this committee in the future. This process provides transparency to the amendment. Steve mentioned that this development will be an amenity for the area. If approved, the amendment will reset the clock and give the developer 18 months to build. There was discussion of minor language changes to the draft Amendment but it was decided to keep the document as is. Ted questioned why 24 were proposed when Zoning permitted 19, Evan responded that based on discussions between the developer and the City higher density in Chapel West was seen as being aligned with our goals for the district. Ted expresses concern about being about 19 units, parking concerns, and the need for a site plan. Evan explained that this is an advisory review for an LDA. A full Site Plan Review by the City Plan Commission will be required if the LDA is amended to permit what is being requested, this is a starting point for our process. The Board of Alders can ultimately decide if 19 units or 24 units is best for the Chapel West District through this amendment process.

**A motion was made by Steve Fontana, Seconded by Evan Trachten, Approved unanimously**

**272 Davenport Avenue**

Evan explained that LCI is proposing to sell this silver lot to an investor who has recently rehabilitated the adjacent property at 276 Davenport Avenue. The applicants will pay \$4,573.50 which is \$1.50 per sq./ft based on 3049 sq./ft. The land will be used for off-street parking. LCI did not offer a portion of this land to the other adjacent property owner because it is a vacant blighted property owned by an affiliate of Michael Steinbach. Committee members questioned if a tree



# PAD Minutes 53 Shelton Ave

would prohibit the development of a driveway given there may be a visibility issue. Evan explained that there is 12' so a driveway may be developed. The land can be used as a yard area as well as for parking. This land will be back on the tax rolls. There will be review by Traffic and Parking. This is a standard silver lot sale / LDA. A motion was made by Alder Antunes, Seconded by Steve Fontana Approved unanimously

## 53 Shelton Avenue

Evan explained that Believe In Me Empowerment Corporation proposes to construct a youth training center with supportive housing at this site. The applicant had previously proposed to do this project at 320 Shelton Avenue and was approved by the Board of Alders but based on feedback and community input has agreed to develop the program at this new location. They are proposing to purchase this land as a negotiated sale for \$1,000. There is a need for this use in the community. Clay questioned if the applicant has financing and the construction skill set to be successful. The applicant is a non-profit and has a letter of support from the Alder. This would be a standard 18 month LDA. Ted stated that under current Zoning regulations this use is not permitted: No housing in an IH Zone. The applicant was planning to seek zoning relief to develop this use. Ted mentioned that a hardship was needed for relief and it was unclear if there was a hardship for a Use Variance. Evan mentioned that there is a current proposal for 300 residential units behind this parcel (Munson Street/ Olin Site). The area feels residential and no IH uses are in proximity. An amendment to the Zoning map would eliminate the need for relief. This proposal is a creative reuse of the parcel given the residential feel of the area. Steve pointed out in terms of development the use is moving residential not industrial. Evan reminded committee members that the purpose of the PAD committee is to review LDA's and Ideas. Alder Antunes mentioned that there is a need for housing and youth training

A motion was made by Steve Fontana, Seconded by Alder Antunes, Approved with Ted Stevens voting "NO"

## 320 Shelton Avenue

Evan explained that the City proposes to sell this property for \$1,000 as a negotiated sale to Believe In Me Empowerment Corporation. The applicant proposes to rehabilitate this structure, and develop 2 market rate rental units and a commercial use for the existing storefront. The applicant was previously approved to purchase this property and has spent a large amount of time and energy understanding how to repair this structure. Based on feedback from the City and the community they have agreed to seek another site for their supportive housing and training program ( 53 Shelton Avenue). The applicant envisions teaching youth how to interact with "customers" in a business environment. The structure is in disrepair and must be sold immediately, as the structure requires structural repairs. The use will be neighborhood based and will not require parking. The applicant has funding to move forward. If the building falls down the City will be the owner of a small piece of land. There is a large cost to the City to demolish the building so rehabilitation is preferable. Evan told the committee this is our last shot to save the structure. The LDA would be a rehabilitation of 2 units with a commercial storefront.

A motion was made by Steve Fontana, Seconded by Alder Antunes, Approved unanimously

Meeting Adjourned 3:36PM

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 181 PINE STREET. Disposition of a sliver lot to two abutters. (Antonio Capriglione and Gilberto Gonzales)  
**REPORT:** 1562-12  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Antonio Capriglione and Gilberto Gonzales  
**Disposition Price:** Capriglione to purchase a 36' x 74' portion of the lot for \$666.00; Gonzales to purchase a 12' x 36' portion for \$108.00.  
**Site:** Total 36' x 86' or 3,485 sq. ft.  
**Zone:** RM-2  
**Use:** Vacant  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 181 Pine Street to the abutters at 183 Pine Street and 386 Poplar Street. The small portion disposed of to Gonzales will square off his side yard and the larger disposition to Capriglione will be used as a side yard and driveway (as it is today).

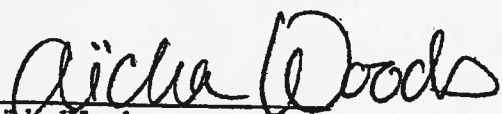
### PLANNING CONSIDERATIONS:

This proposed disposition will create legal ownership that matches what has been occurring on this property. Both applicants have been using this City-owned land and the current use would continue. The disposition will make both abutters' lots more conforming to the bulk area requirements of the RM-2 zone.

**ADVICE:**  
Approval.

**ADOPTED:** October 16, 2019  
Ed Mattison  
Chair

**ATTEST:**

  
Aicha Woods  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 258 STARR STREET. Disposition of a sliver lot. (Carol Pollard)  
**REPORT:** 1562-13  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Developer:** Carol Pollard  
**Disposition Price:** \$871.25  
**Site:** 3,485 sq. ft.  
**Zone:** RM-2  
**Use:** Vacant  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to dispose of the City owned vacant sliver lot to the adjacent owner to be used as a driveway and additional side yard area.

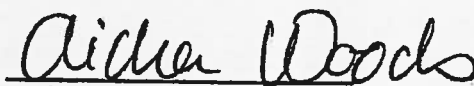
### PLANNING CONSIDERATIONS:

The proposed disposition to the abutter at 258 Starr Street will make that parcel more conforming. It is currently 3,485 square feet and the minimum lot area in the zone is 5,400 square feet.

**ADVICE:**  
Approval.

**ADOPTED:** October 16, 2019  
Ed Mattison  
Chair

**ATTEST:**



Aicha Woods  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 552 WINCHESTER AVENUE. Disposition of a sliver lot. (Robin Willoughby-Gales.)  
**REPORT:** 1562-14  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Robin Willoughby-Gales  
**Disposition Price:** \$800.00  
**Site:** 3,200 sq. ft.  
**Zone:** RM-2  
**Use:** Vacant  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### **BACKGROUND:**

The City of New Haven proposes to dispose of this sliver lot to the applicant who will utilize this land as a play space for children at her home day care located at 552 Winchester Avenue. The subject parcel is 4 lots down the street on the same block and same side of the street. The applicant will install playscape features on the lot.

### **PLANNING CONSIDERATIONS:**

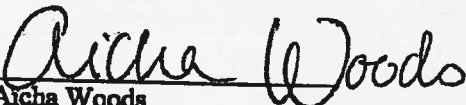
Playground equipment and use is permitted in the zone. Zoning relief would be required for permanent equipment constructed in the required yards.

### **ADVICE:**

Approval.

**ADOPTED:** October 16, 2019  
Ed Mattison  
Chair

**ATTEST:**

  
Aicha Woods  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 53 SHELTON AVENUE. Disposition of vacant lot for development as a social service center for youth and young adults with supportive housing. (Believe In Me Empowerment Corporation)  
**REPORT:** 1535-10R  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Developer:** Believe In Me Empowerment Corporation  
**Disposition Price:** \$1,000  
**Site:** 12,932 SF  
**Zone:** RH-2  
**Use:** Social service center  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

The City proposes to dispose of this building lot to Believe In Me Empowerment Corporation who will develop a 5,500 square-foot mixed-use building. The applicant will develop a social service center for youth and young adults with supportive housing. The property was zoned IH at the time that the Commission first heard this item on September 19, 2017. The property has since been zoned RH-2.

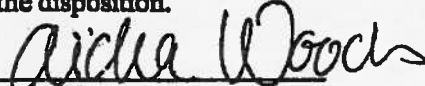
### PLANNING CONSIDERATIONS:

A mixed-use building as proposed that does not provide a neighborhood convenience is an incompatible use with the existing and envisioned (in the 2015 Comprehensive Plan) residential neighborhood along Shelton Avenue. However, Office Use and Single Room Occupancy (SRO) dwelling units are permitted in the RH-2 zone as of right (per Zoning Ordinance Sections 16(a)(4) and (b)(2)(b)). No use variances will be necessary. There has been no determination whether other zoning relief will be required.

### ADVICE:

The Commission advises that the Board of Alders to approve the disposition.

**ADOPTED:** October 16, 2019  
Ed Mattison  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department

# Old Minutes for 53 Shelton Avenue

## LCI Board Minutes September 28, 2017

**PRESENT:** Timothy Yolen, Kenneth Cousar, Mary Wadley, Patricia Brett, Hon. Dolores Colón, Hon. Delphine Clyburn, Ngola Santos (arrived at 6:06 P.M.), Serena Neal-Sanjurjo, Evan Trachten  
**Guests:** Markeshia Ricks  
**Absent:** Seth Poole

**Meeting called to order at 6:03 P.M.**

**Review of LCI Board meeting minutes from June 28, 2017. A motion to approve was made by Hon. Delphine Clyburn, Seconded by Patricia Brett, Approved unanimously**

### Action Items

#### **1198 Chapel Street**

Evan Trachten stated that in 2005 the City sold a parcel of land to Chapel Lofts II, LLC. The applicant was approved to build 9 condominiums and some commercial space. The parcel was never developed. Several years later the Zone had a zoning change from a BA Zone to a BD-1 Zone. Under the new zoning designation, the owner can build at a higher density. The owner is seeking an amendment to the old LDA to permit 24 residential rental units and 2 commercial spaces. The office of Economic Development is supportive of this request so we have taken this proposal through the Disposition process ( PAD Committee, City Plan Commission, LCI Board) to have an open and transparent way for dealing with old non-performing / defaulted LDA's from the DeStefano administration. Evan further explained that there are about 14 old Land Disposition Agreements (LDA) that may also come before this Board to be amended. Evan referenced another LDA at 433 Chapel Street that Peter Chapman is looking to amend. Serena mentioned how the Schnip LDA was recently amended after 25 years. Evan stated that this administration is cleaning up old LDA's. At one point in time LCI was looking at making developers pay a default fee / fine to get an amendment but that concept seemed like extortion to some. Amending these old LDA's seems like an opportunity where the City can reset the LDA and hold the developer's feet to the fire; if the developer fails to perform under the new agreement the City will take the property back immediately per the new LDA.

Tim stated that he was offended by this proposal. He feels that this is a far more lucrative deal for the developer at the tax payers expense. Tim finds this troubling. Tim would like someone from Economic Development to explain this proposal and the reasoning. Tim feels this looks like a give-away. Evan told the Board that he did not ask Economic Development to attend because he did not think this item would be so contentious. Board members do not want to rubber stamp this proposal. Board members expressed concern and outrage.

Evan stated that the developer did not build because of the economic downturn. The developer continued to pay the taxes and maintain the parcel. The developer owns other properties in New Haven on Shelton Avenue. The City benefits from the development of the parcel via building permits and taxes.



Board members want to see the list of the 14 old LDA's. Evan explained that the City was creating a pathway for everyone to come forward to fix old LDA's. Serena mentioned the new LDA's will have clear defined deliverables going forward.

**A motion was made by Alder Colón to table the item and strongly encourage Economic Development Administration to present this matter to the LCI Board, Seconded by Mary Wadley, Tabled unanimously**

### **272 Davenport Avenue**

Evan Trachten stated that LCI is proposing to dispose of a silver lot to investors who recently renovated a property next door. The lot is 25' X 120' with 2993sq./ft.. Investors pay \$1.50 per sq./ft. for silver lots. The property will be used for off street parking and side yard area. The other adjacent property is a blighted vacant property so LCI did not pursue splitting this lot. This sale will bring the property into zoning conformity. Evan stated that this is a text-book silver lot sale.

**A motion was made by Tim Yolen, Seconded by Alder Colón, Approved unanimously**

### **110 Hurlburt Street**

Evan Trachten stated that LCI is proposing dispose of a portion of this silver lot to investors who recently renovated a property next door. The lot is 20' X 144' with 3049 sq./ft.. Investors pay \$1.50 per sq./ft. for silver lots (\$4,489.50 purchase price). The property will be used for off street parking and side yard area. The parcel is already split and fenced.

**A motion was made by Tim Yolen, Seconded by Alder Clyburn, Approved unanimously**

### **102 Pine Street**

Evan Trachten stated that LCI is proposing dispose of a silver lot to owner occupants who own a home on a very small lot. Owner occupants pay \$0.25 per sq./ft. with 4,356 sq./ft. the purchase price is \$1,089.00. LCI did not want to wedge in a home next door because the applicants property is so small. The Alder referred the applicant to LCI. Evan explained that there is a cost to the City to cut the grass and shovel the snow, illegal dumping also is a problem with vacant lots.

**A motion was made by Alder Colón, Seconded by Tim Yolen, Approved unanimously**

### **53 Shelton Avenue**

Evan Trachten stated that LCI is proposing to dispose of this building lot to Believe In Me Empowerment Corp. (a non-profit) as a negotiated sale for \$1,000. The applicant proposes to develop a structure with a social service use and supportive housing. The applicant was previously approved to purchase 320 Shelton Avenue and conduct this use but based on community concerns has opted to migrate the site to this location. Tim asked if LCI has marketed this property, Evan responded that we have owned it since 2004 and there has never been any proposal to develop the site. Board members

questioned how the community felt about this proposal. Serena discussed creating opportunity in the community and serving the community. The applicant is filling a need. Board members wanted to hear from the community, management team, and neighbors and not rubber stamp this item. Tim stated that there are no plans, renderings, or budget as of yet so it is difficult to evaluate this item.

**A motion to table the item until further information is given was made by Mary Wadley, seconded by Pat Brett, tabled unanimously (Alder Colón left the meeting prior to the vote)**

### **320 Shelton Avenue**

Evan Trachten stated that LCI Board previously approved the purchase of 320 Shelton Avenue to Believe In Me Empowerment Corp. (a non-profit) but did not complete the purchase. The applicant proposes to rehabilitate this mixed use structure and develop an office on the ground floor and two affordable rental units on the upper floors. They plan to utilize the office for their youth program. The current proposal is to sell this property as a negotiated sale for \$1,000. The building requires structural work and renovation. The applicant has invested a lot of time and energy over the last year studying this property because of their previous proposal. They have funding for this project through CDBG funding. Serena talked about the property being used as an extension of the youth program. There will not be transitional housing at this site. The Land Disposition Agreement will have deliverables and a firm timeline of 18 months.

Evan talked about the need to move on this sale because of the condition of the property. If the City does not sell this property immediately we will need to demolish the property and that is quite costly. Evan mentioned that this property was acquired through foreclosure and there were no bidders because of the condition of the property. The applicant can make structural improvements when this closes so that it can survive a winter snow storm. Alder Clyburn wants to make sure the neighbors are aware of the proposal in its current form. Alder Clyburn does not want a corner store at this site, staff stated that the LDA will specify an office use with two affordable rental units. This is our last chance to save this structure.

**A motion was made by Alder Clyburn, seconded by Mary Wadley, Approved with Tim Yolen and Pat Brett abstaining**

### **Old Business**

**281 Newhall Street- Remains tabled**

**261-265 Starr Street- Remains tabled**



**Staff will bring a list of the 14 old LDA's to the next meeting.**

**Elections**

**Election of officers will occur at the next meeting.**

**Adjourned @ 7:19 PM.**

**LCI Board Minutes**  
**October 30, 2019 Special Meeting**

**PRESENT:** Hon. Dolores Colón, Timothy Yolen, Seth Poole Patricia Brett, Evan Trachten

**Absent:** Mary Wadley, Hon. Delphine Clyburn, Neil Currie, Serena Neal-Sanjurjo,  
**Guests:** James Walker / Believe In Me Empowerment staff

**Meeting called to order at 6:09 P.M.**

**Review of LCI Board meeting minutes from September 24, 2019. A motion to approve was made by Tim Yolen, Seconded by Pat Brett, Approved unanimously.**

**New Business**

**181 Pine Street**

Evan explained that the City proposes to sell this sliver lots to Antonio Capriglione and Gilberto Gonzales as an owner-occupied sliver lot sale at \$0.25 per sq. Ft. to be used for off-street parking and side-yard. Evan noted that there is a cost to the City maintaining sliver lots such as cutting the grass, removing snow, and removing debris, as well as liability. Gonzales is purchasing about 432 square feet to square-off his property, and the other applicant is getting the remainder for a side yard and driveway. The lot was offered to the other neighbor at 179 Pine Street but they did not respond to our certified letter and they are also not in compliance with the residential rental program so they are ineligible.

**A motion was made to approve the item by Tim Yolen, seconded by Alder Colón Approved unanimously**

**258 Starr Street**

Evan explained that the City proposes to sell this sliver lot to Carol Pollard at \$0.25 per square foot because she is an owner-occupant. The applicant owns a three family property with no off-street parking. The lot was offered to the adjacent property but they did not respond to our letter (Ocean Management owns the property). Evan told the Board that this lot is not conducive to building a house because it is only 30' of frontage. This sale will also bring the applicant's house into zoning conformity.

**Tim Yolen made a motion to approve the item, seconded by Pat Brett, Approved unanimously**

**552 Winchester Avenue**

Evan told the Board LCI is proposing a negotiated sale of this land to Robin Willoughby-Gales who is an owner occupant four lots over from this parcel. She operates a day care and needs the extra space as a play area. She wanted to buy the City owned building lot adjacent to her house at 532 Winchester Avenue but LCI is building a house there as part of our Thompson-Winchester Development. Staff worked with the applicant to identify other parcels in the area. Tim told the Board this is something that has never come to this Board: a sliver lot that is not connect to an adjacent property. Tim expressed concern that it sets a precedent and may not be in the best interest of the City. Evan pointed out that the City Plan report reflects approval and notes that zoning compliance of any permanent structures is required. This would be a private play space not open to the public.

Board members discussed their concerns about the sale involving a parcel four parcels off-site. Pat Brett asked about how this is a deviation, Evan told her that we are doing a "negotiated sale" so there would be no Urban Homestead tax abatement for this sale as a negotiated sale, also we are not offering the abutting property owner the land. Pat Brett asked about what other land options LCI presented to the applicant, Evan told the Board that we offered her a lot on Thompson Street that she didn't like. Tim Yolen asked if there had been any other interest in the lot, Evan said there was an application from the LLC who owns 550 Winchester that was put on hold a few years ago because LCI's development plans had not been finalized and this lot was being considered in the development. Tim asked if anyone has followed up on that application, Evan told the Board that to the best of his knowledge that nobody had followed up on the prior application. Pat expressed that she would like to see the kids have a play space but has concerns about the kids walking down the street in the winter and it doesn't fit the definition of our standard sliver lot sale. LCI intends to develop a play area as part of the LCI housing development at 506 Winchester Avenue next to the Taurus Club in 2020-2021. Alder Colón told the Board she used to work in this area and the applicant currently has a small play area in her back yard.

Seth Poole asked about the vacant property on the corner (at 558 Winchester Avenue). LCI is doing anti-blight on the property and has been vacant for over 5 years. Seth questioned having a play area next to a vacant house wrapped in asbestos siding. Alder Colón asked if there would be any harm if this as tabled? Tim thinks this is a slippery slope if we start selling sliver lots in this manor, "if we break the egg now you can't put the yoke back". Seth Poole would like to see what happens to 558 Winchester Avenue and Pat would like more information.

Evan told the Board that the PAD Committee wanted to support small business but also had concerns about creating an off-site play area. The PAD committee wanted some safeguards and wanted to verify with the State of CT that an off-site play area is permitted. Evan told the Board that he called the State and didn't receive a call back. Evan also downloaded information from the State about "play spaces" and shared it with the Board. Alder Colón told the Board about an incident in her area where kids were hit by a car going to a play area on Long Wharf (Gavin Park). Alder Colón has concerns about winter and snow on the sidewalk, and the liability to the City, would the City be blamed? Alder Colón thought Corp. Counsel should review the State regulations. Tim again mentioned that once we do this the next time we get an application for something like this we have created the precedent. Pat Brett would like us to look at this request on its individual merit, and would like more information.

Evan told the Board that for years we have had requests from neighbors to sell them non-adjacent sliver lots, and for the purpose of consistency we have not sold any as such. Evan told the Board that they have the ability to sell this as a negotiated sale. Given there are children involved there is a lot to think about with this sale.

**Pat Brett made a motion to table the item, seconded by Alder Colón, Approved unanimously**

## **53 Shelton Avenue**

Evan told the Board that Believe in Me Empowerment Corp applied to purchase this land as a negotiated sale for \$1000 in 2017, this proposal was tabled and the City Plan report was not favorable. Since then, the land was re-zoned from IH Industrial to RH-2. The new and updated City Plan report highlights the zone change and permitted uses at the site. The applicant plans to develop and operate a single room occupancy (SRO) for underserved clients which is permitted as-of-right. SRO's are needed, the Affordable Housing Task force has identified a huge gap in our housing stock.

The applicant has assembled sources of funding to build this structure that will cost about \$425,000. The applicant has letters of support from the current Alder and the previous Alder. There are also other documents in the packet showing a site plan and floor plans.

James Walker addressed the Board: He told the Board he has been operating an SRO on Dixwell Avenue for over 10 years. He has developed other SRO's because his programs support both men and women at separate sites. He has a main office on Dixwell and Argyle. This site at 53 Shelton Avenue is a short walk to his main site on Dixwell where he has support services, a clinician, and other services for job training. He currently houses 32 males at the Dixwell site. Clients participate in community service. About 70% of his clients get jobs after participating in his program. His program is a good neighbor in the community. Mr. Walker brought the president of his Board of Directors and a former Client who now works for him.

Evan told the Board that he visited the Dixwell site and saw kids coming in for help with job readiness, getting clothing such as a suit for an interview, and serving the neighborhood by providing a safe space in the community. There is a public benefit to the community when the applicant operates a facility of this type. James plays the role of a father to the community and serves many residents and ex-offenders. Board Members spoke of the need for this use and place in the community. Seth Poole said this is filling the void of the Q-House. Seth asked Mr. Walker how much time he needs to build this, Mr. Walker would like 24 months. Evan told the Board that they can permit that amount of time.

**Seth Poole made a motion to approve and give the applicant 24 months to develop this site, seconded by Pat Brett, Approved unanimously**

## **Old Business**

### **281 Newhall Street- Remains Tabled**

**Election of LCI Officers: A motion was made and approved at the last meeting to hold the election when all members are in attendance. Not all members were in attendance.**

**A motion to adjourn was made by Seth Poole, seconded by Pat Brett, all were in Favor. Adjourned @ 6:45 PM.**



# LIVABLE CITY INITIATIVE - PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address	Assessed Parcel	Assessing	Ward	Property Type	Total Legal Units
181 Pine Street	181 0781 0000	181-2	15	Single Lot	NA
2018 Assessed Value (000s)					
Land & CC	Building	Other	Total Value	Total Assessment	Property Size
\$90,100	NA	NA	\$90,100	\$21,070	36' X 80' Total 36' X 74' (Disposition of 1864 Sq. Ft.)

### Property Value Information

Assessed Value	Assessed by	Date	Type of Sale	Current Amount	Market Value	LCI Recommended
\$90,100	Valuer	10/1/1	Silver lot to Owner-occupant in City of New Haven	\$0.25 per Sq. Ft. X 2464 \$616.00	N/A	\$616.00

### Prior Notifications Sent to

Notification	Name of Notification	Method of Notification	Current Information
Yes X No <input type="checkbox"/>	John, Maria G. Santiago	181-2 Ward	N/A

### Applicant's Information

Applicant Name, address & telephone	Name, address & telephone of contact person
Antonio Capellano 181 Pine Street New Haven, CT 06513	

Applicant's City property tax status	Review date	Reviewed by	Comments
CURRENT	9/18/19	HEAR	CURRENT

Proposed LCI proposes the sale of a 36' X 74' portion of a silver lot to an owner occupant.

General description: The City of New Haven proposes to dispose of a portion of this silver lot (36' X 74' Sq./ft.) to Antonio Capellano who will utilize this land as a side yard / driveway.

Current Committee: N/A.

Prepared by: E. Gable Date: 9/15/19 Computed by: [Signature] Date: 9/16/19

Committee	Date	Action
PAD	8/21/19	
City Plan	9/18/19	
LCI	9/23/19	
Board of Alders	10/21/19	

# LIVABLE CITY INITIATIVE - PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
181 Pine Street		168 0781 02600	RM-2	15	Sliver Lot	NA
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
\$30,100	NA	NA	\$30,100	\$ 21,070	36' X 86' Total 12' X 36' (Disposition of 432 Sq./ft.)	3485 <u>Total Sq./ Ft.</u> <u>Per Assessor</u>

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$30,100	Vision	10/1/18	Sliver lot to Owner-occupant in CD Eligible Area	\$0.25 per Sq./ft X 432 Sq./ft.=\$108.00	N/A	\$ 108.00

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ernie G. Santiago 15th Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone: Gilberto Gonzales 386 Poplar Street New Haven CT 06513		Name, address & telephone of contact person:	
Applicant's City property tax status: CURRENT	Review date: September 5, 2019	Reviewed by: STAFF	Comments: CURRENT
<b>Proposal:</b> LCI proposes the sale of a 12' X 36' portion of a sliver lot to an owner occupant.			
<b>General discussion:</b> The City of New Haven proposes to dispose of a portion of this sliver lot (12' X 36' Sq./ft.) to Gilberto Gonzalez who will utilize this land as a side-yard			
<b>Owner Occupancy?</b> N/A			

Prepared by: Ernie G. Santiago Date 9/6/19 Concurred by: \_\_\_\_\_ Date \_\_\_\_\_

Committee	Date	Action
PAD	8/21/18	
City Plan	9/18/19	
L.C.I.	9/25/19	
Board of Alders	10/21/19	



## **PRIOR NOTIFICATION FORM**

### **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS**

TO (list applicable Alders):

**Hon. Ernie G. Santiago 15<sup>th</sup>  
Ward**

DATE: **August 7, 2019**

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.

**LCI proposes to dispose of 181 Pine Street to adjacent owner occupants at 183 Pine Street and 386 Poplar Street (432 Sq./ft. will be sold to the owner of 386 Poplar Street and 2664 Sq./ft. will be sold to 183 Pine Street).**

Check one if this an appointment to a commission

☐ Democrat

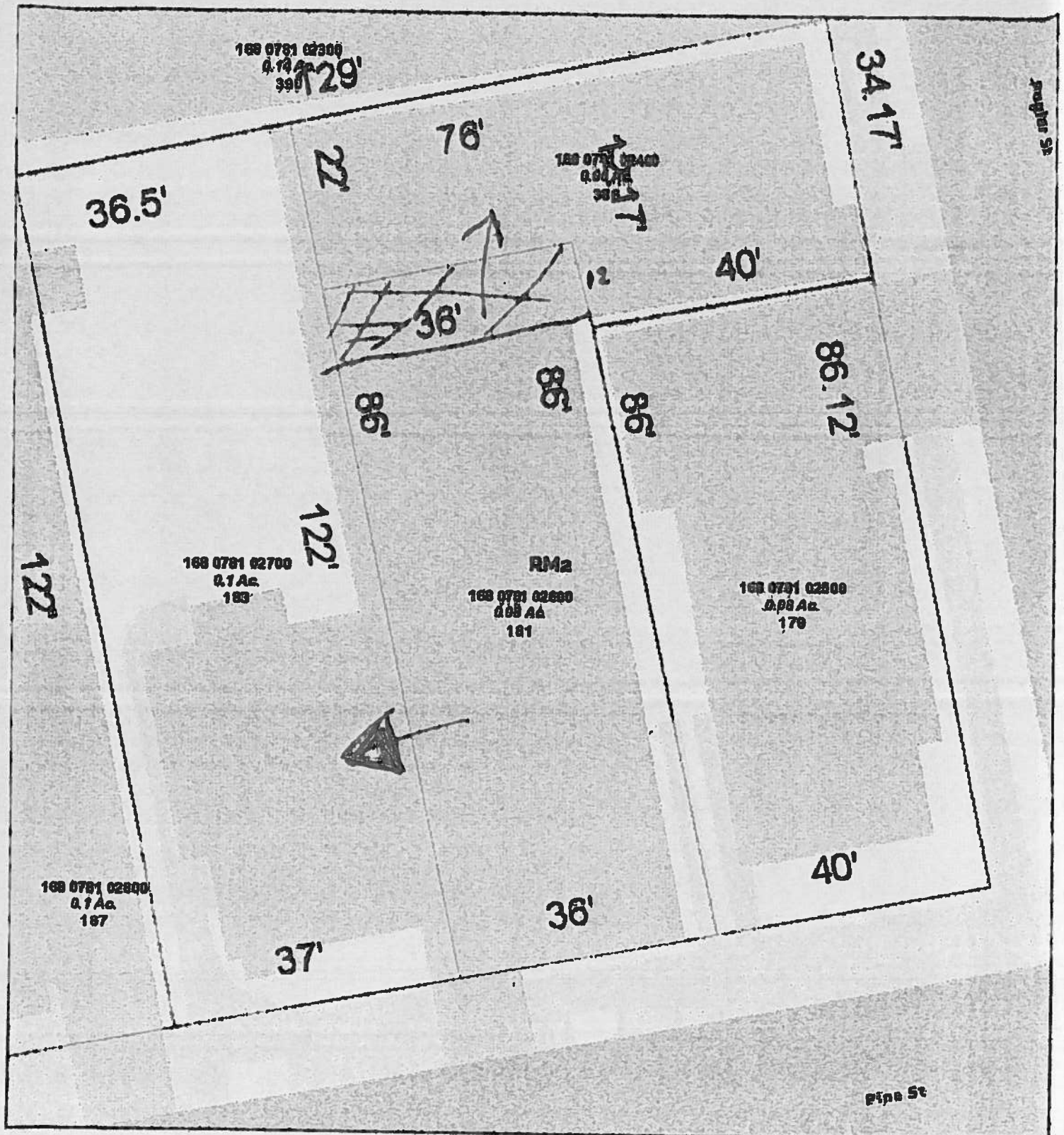
☐ Republican

☐ Unaffiliated/Independent/Other \_\_\_\_\_

### **INSTRUCTIONS TO DEPARTMENTS**







## Legend

- PDU Overlay Zone
- Zoning Boundaries
- New Haven Parcels

## ZONING MAP PRINT

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.

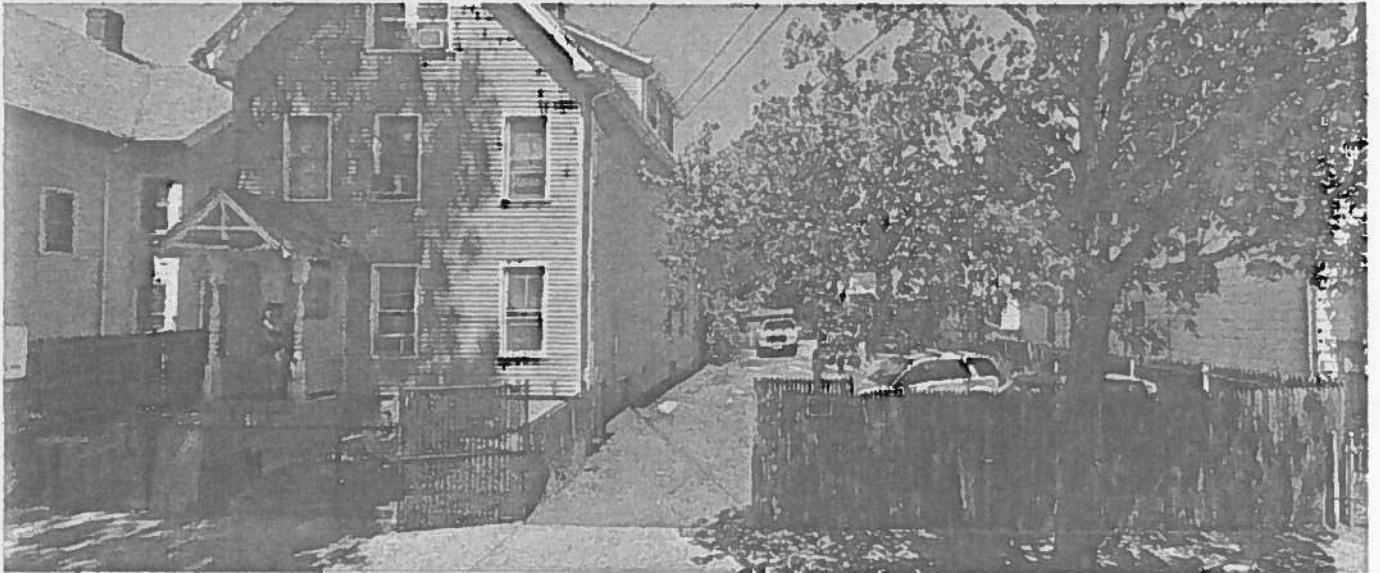


Date: 8/7/2019

0 0.00175 0.0035

0.007 mi

**Sliver lot at 181 Pine Street**



# LIVABLE CITY INITIATIVE - PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address 99 Station Avenue		Map Block-Parcel 224 0222 02100	zoning RH-2	Ward 11	Property Type Building lot	Total legal units PER ZONING
2016 Assessment Value (100%)				Type of Assessment		
Land + CB	Building	Other	Total Value	Per Tax Payment	Property Size	
\$ 82,600	-NA-	-NA-	\$ 82,600	\$ 97,280	1/4 Acre 37' X 132'	Total sq. ft. 12,558 sq. ft. PER ASSESSOR

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Original amount	Market value	LCI Recommendation
\$ 82,600	Valian	10/1/16	Negotiated	91,000	THD	\$1,000

### Prior Notifications Sent to

Address	Name of Administrator	Notification Type	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Brenda Foster-Cyrus 21st Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone		Name, address & telephone of contact person	
Believe in Me Empowerment Corporation C/O James Walker, CEO 423-427 Dixwell Avenue New Haven CT 06511		(203) 328-7171	
Applicant's City property tax status	Review date	Reviewed by	Comments
Current	9/7/17	SHB	Current
Property LCI proposes the sale of a building lot			
General description The City proposes to dispose of this building lot to Believe in Me Empowerment Corporation who will develop a structure at this site. The applicant will develop a social service center for youth and young adults with supportive housing.			
Owner's Consent in writing			

Prepared by: James Walker Date: 9/12/17 Reviewed by: [Signature] Date: 9/12/17

Committee	Date	Action
PAD	9/19/17	Approved
City Plan	9/19/17	Approved
L.G.I.	9/27/17	Tabled
Board of Alders	10/16/17	



## **PRIOR NOTIFICATION FORM**

### **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

**TO (list applicable Alders):**

**Hon. Brenda Foaksey-Cyrus  
21<sup>st</sup> Ward**

**DATE:** September 6, 2017

**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.**

**LCI proposes to dispose of 53 Shelton Avenue to Believe In Me Empowerment Corporation to develop a youth center and supportive housing.**

**Check one if this an appointment to a commission**

☐ **Democrat**

☐ **Republican**

☐ **Unaffiliated/Independent/Other**

### **INSTRUCTIONS TO DEPARTMENTS**

Property Located: 5000 TON AV  
Vision Dr 1727

Assess 0000 0000 0000  
MAP 00-200 0000 0000

City Name

State: DE 5029

City of New York

Assess 0000 0000 0000  
MAP 00-200 0000 0000

City Name

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City of New York

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City Name

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City Name

State: DE 5029

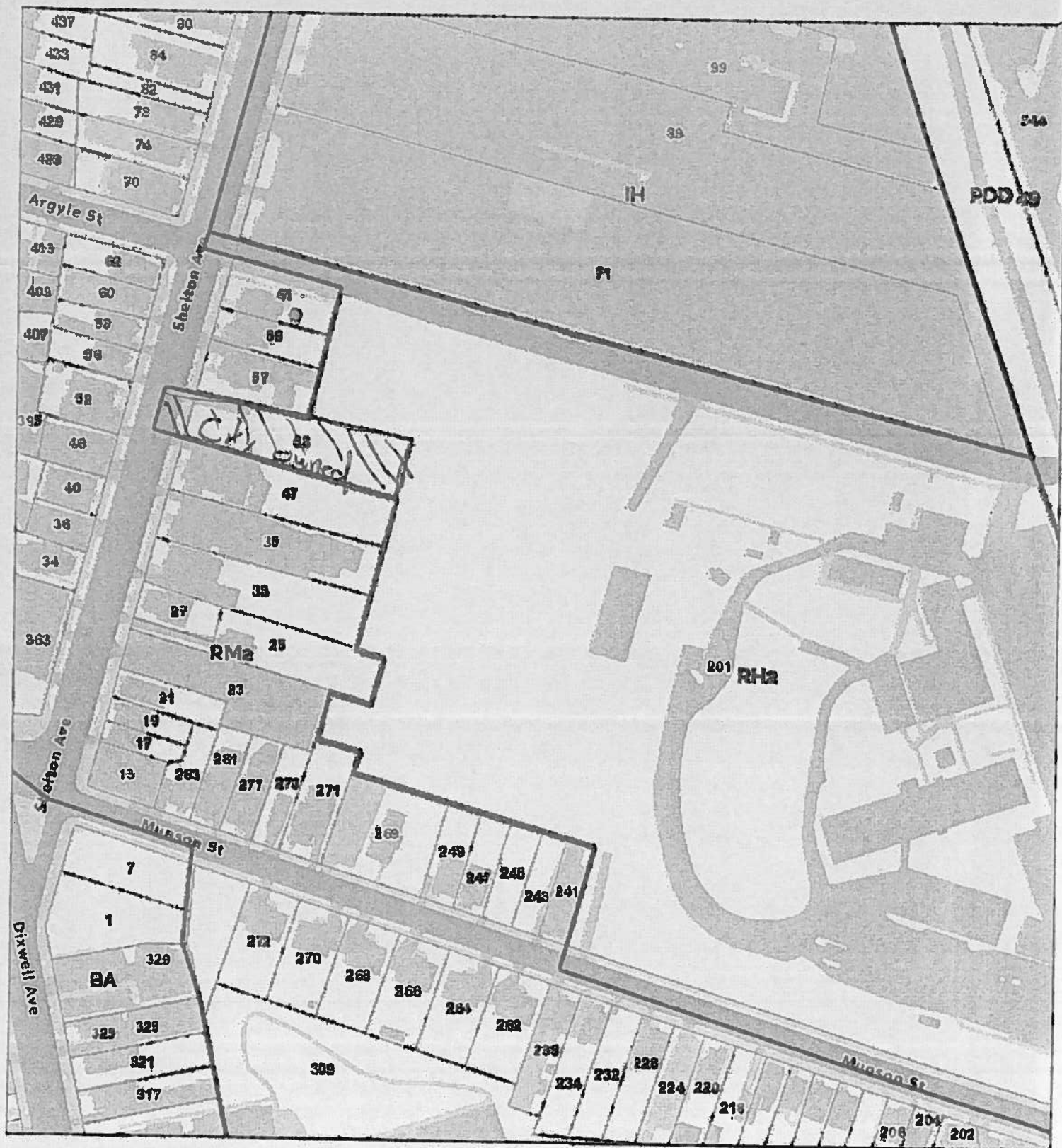
City of New York

Assess 0000 0000 0000  
MAP 00-200 0000 0000

City Name

State: DE 5029





## Legend

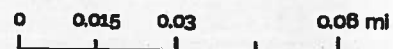
- PDU Overlay Zone
- Zoning Boundaries
- New Haven Parcels

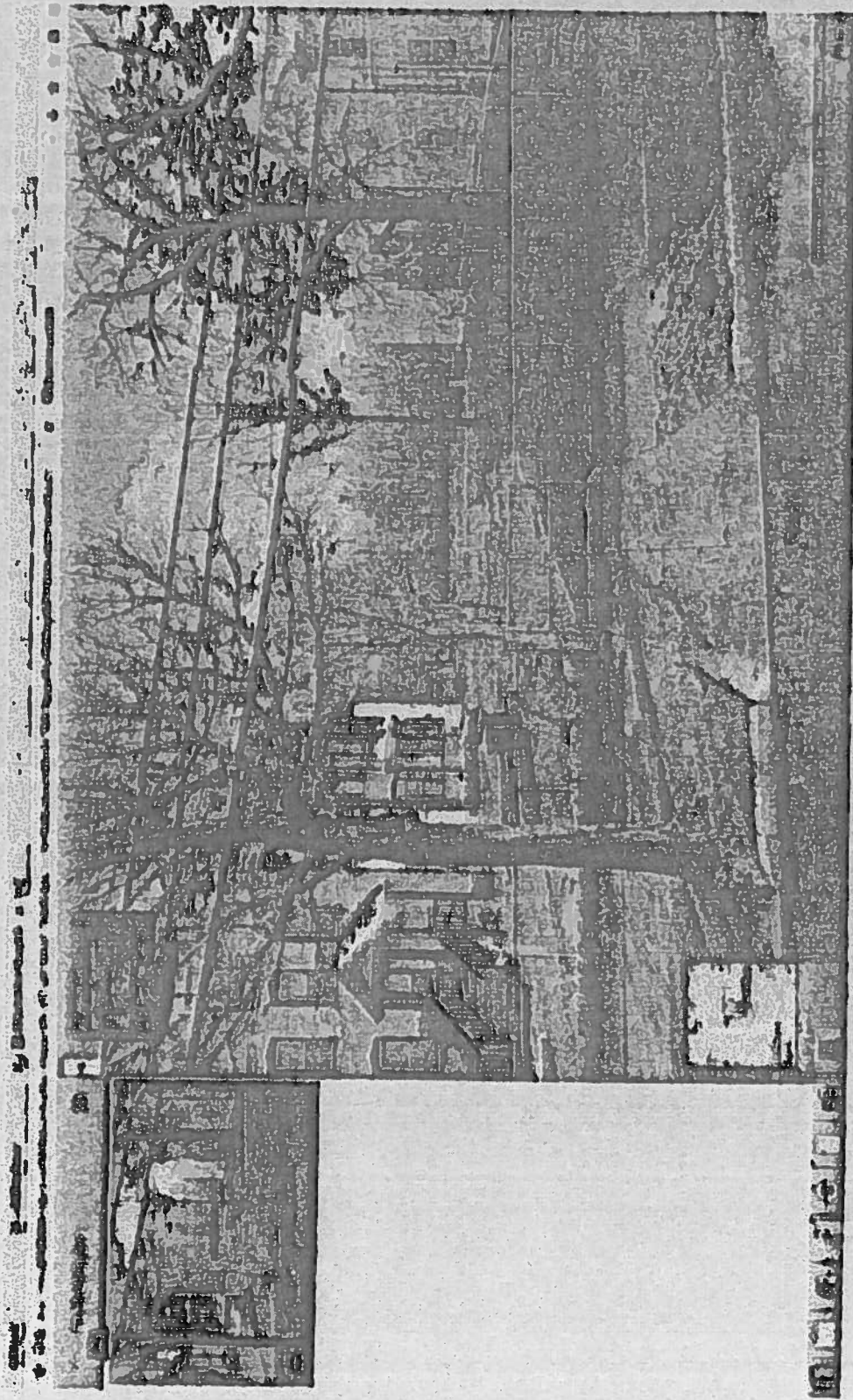
## ZONING MAP PRINT

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Date: 10/21/2019





53 Shelton Avenue



**CITY OF NEW HAVEN  
BOARD OF ALDERS**

**Steven Winter**  
Alder, Ward 21

426 Prospect Street, Apt. 1  
New Haven, CT 06511-2122

Member  
City Services & Environmental Policy Committee  
Community Development Committee  
Youth Services Committee

Telephone: (203) 903-4342  
E-mail: Ward21@newhavenct.gov

September 19, 2019

Mark Wilson  
Livable City Initiative  
City of New Haven  
165 Church Street  
New Haven, CT 06511

Re: 53 Shelton Avenue

Dear Mr. Wilson,

I write in support of Believe In Me Empowerment Corporation's (BIMEC) as it plans to build a commercial/supportive housing building located at address known as 53 Shelton Avenue. BIMEC takes pride in the services they provide in the Dixwell-NewHavville neighborhood. This new site would enhance and beautify this area and decrease crime, strengthen community relations, and develop an unutilized plot of land.

Our City faces a well-documented shortage of affordable housing and would benefit from increasing the range of affordable housing options. Single room occupancy housing is one of a variety of strategies for increasing affordable housing options. The BIMEC Community Housing Program would house individuals that are low income and interested in Single Room Occupancy living arrangements. All residents will have services that they can utilize through social service agency, on-site support which includes access to our community food bank, individual and group case management, computers stations and need based referral services.

Therefore, I offer my support to this proposed disposition and look forward to working together with BIMEC and neighbors on Shelton Avenue to make sure that this project benefits and strengthens the community to the greatest extent possible. If you have any questions or need any further information, please feel free to give me a call at your earliest convenience.

Thank you for your consideration.

Sincerely,

Steven Winter  
Ward 21, Alder





**CITY OF NEW HAVEN  
BOARD OF ALDERS**

**Brenda Foskey-Cyrus**  
Alders, Ward 21

**Vice-Chair**  
Tax Assessment Committee

**Member**  
Education Committee  
Public Safety Committee  
Black & Hispanic Caucus

**343 Sherman Place #20**  
New Haven, CT 06511-1746

**Telephone: (203) 585-3829**  
**E-mail: [bforesky@newhaven.net](mailto:bforesky@newhaven.net)**

**August 17, 2017**

**Mark Wilson**  
Livable City Initiative  
City of New Haven  
165 Church Street  
New Haven, CT 06511

**Re: 53 Shelton Avenue**

**Dear Mr. Wilson,**

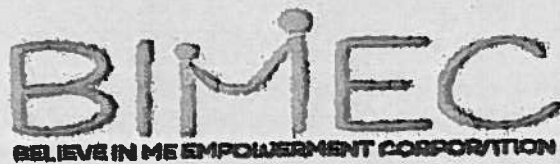
I am writing to you in support of Believe In Me Empowerment Corporation's (BIMEC) as it plans to build a commercial/supportive housing building located at address known as 53 Shelton Avenue. BIMEC takes pride in the services they provide in the Dixwell-Newhallville neighborhood. This new site would enhance and beautify this area and decrease crime, expose positive community relations, and develop a trusting relationship in the community.

This will happen by engaging the community members, develop a board which some members from the community will be part of and will have input together as a team.

Therefore, I offer my support towards this project. If you have any questions or need any further information, please feel free to contact me or BIMEC directly.

**Sincerely,**

**Brenda Foskey-Cyrus**  
Brenda Foskey-Cyrus  
Alders, Ward 21



**53 Shelton Avenue New Haven Ct 06511**

- **Believe In Me Empowerment Corporation (BIMEC) Community Housing Program:** We would like to house individuals that are low income and eligible for Single Room Occupancy (SRO). We will do our level best to work with HUD and our local Housing Authority. BIMEC's community service delivery will provide model supports for people need services in family reentry, either directly through partnerships with or referrals to other service providers in the following areas.

- 1. Skills training opportunities (e.g. employment and job interview preparation)**
- 2. Continued Educational support.**
- 3. Residential support (e.g. community living and participation)**
- 4. Family support**

**All people and families will have wrap-around services that they can utilize through social service agency, on-site support which includes access to our community food bank, individual and group case management, computers stations and need based referral services.**

**We also have diversionary programs that will identify individuals that are in risk of being homeless. We will encourage people with disabilities to apply for housing. We know that working with re-entry population can be a challenge and it is hard work, but we will work collectively with our consumers to achieve our ultimate goal, which would be significant victory for our community / neighborhood. This community project will help beautify our neighborhood.**

**Objectives: Visibility**—to obtain volunteers and continue to partner with our local colleagues.

**Our facility is roughly about 5,500 square foot and we estimate that our facility could be available for rental or lease for \$77 per square ft. Estimated cost of building \$423,500.**

Sincerely,

*James Walker 8/16/2019*

**James Walker, CEO**



**BELIEVE IN ME EMPOWERMENT CORPORATION**

**423-427 Dixwell Avenue**

**New Haven, CT 06511**

**Phone: (203) 772-2771**

**Fax: (203) 772-2779**

**WWW.BIMECNEWHAVEN.COM**

**Sources and Uses for rehabilitation of 53 Shelton Avenue, New Haven, CT. 06511 Believe in Me Empowerment Corporation:**

**Rehabilitation Estimate**

**Material \$211,000.00**

**Labor \$110,000.00**

**Contingency Funding: 40,000.00**

**Misc: 40,000.00**

**Landscaping, Window Dressing and Asphalt: \$23,500.00**

**Total: \$ 423,500.00**

**Sources of Funding**

**Verified Funds \$500,000.00**

**Conditional Funding**

**Community volunteers: \$20,000.00 In kind donation**

**J and B Rentals, LLC: \$12,500.00**

**Famlay Security LLC: \$12,500.00**

**Total: \$45,000.00**





# CAPITAL FOR CHANGE

**August 9, 2019**

**Believe In Me Empowerment Corporation  
James Walker  
427 Dixwell Avenue, New Haven, CT 06511  
(203) 772-2771**

**Re: 53 Shelton Avenue, New Haven  
Construction-Permanent Loan Request**

**Dear Mr. Walker:**

I am writing today about the above referenced project and the potential for Capital for Change to provide up to \$500,000 of construction-permanent loan financing for this 8-unit new construction proposal. As a Community Development Financial Institution (CDFI), Capital for Change has a long history of providing financing to affordable housing and community economic development endeavors in low and moderate income neighborhoods. Your plan to purchase 53 Shelton Avenue in New Haven and the subsequent new construction and use as a rental property aligns with our mission and we are excited to have the opportunity to explore this proposal.

This letter, of course, cannot be construed as a commitment of funds but should be viewed as a letter of interest. We hope that, once again, we will have the opportunity to help you achieve your goals.

**Sincerely,**

**Geoffrey Person  
Commercial Lending**

**Main Office**  
121 Tremont Street  
Hartford CT 06105  
P. 860.233.5165

**New Haven Office**  
171 Orange Street Floor 3  
New Haven CT 06510  
P. 203.789.8690

**Bridgeport Office**  
240 Fairfield Avenue 3rd Floor  
Bridgeport CT 06604  
P. 203.332.7977

**CAPITALFORCHANGE.ORG**

# **Bancport Commercial Capital llc**

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110 Washington Avenue third Floor  
North Haven, CT 06473  
Office (203) 234-6323 Fax (203) 234-6398  
dennis@bancportcapital.com  
www.bancportcommercialcapital.com

April 4, 2019

**BIMEC**

**Mr. James Walker**

**423 Dixwell Ave.**

**New Haven, CT. 06511-1703**

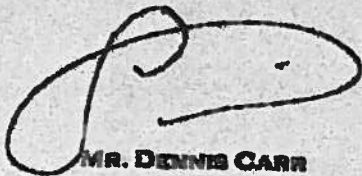
**Re: Approval Letter**

**Dear Mr. James Walker**

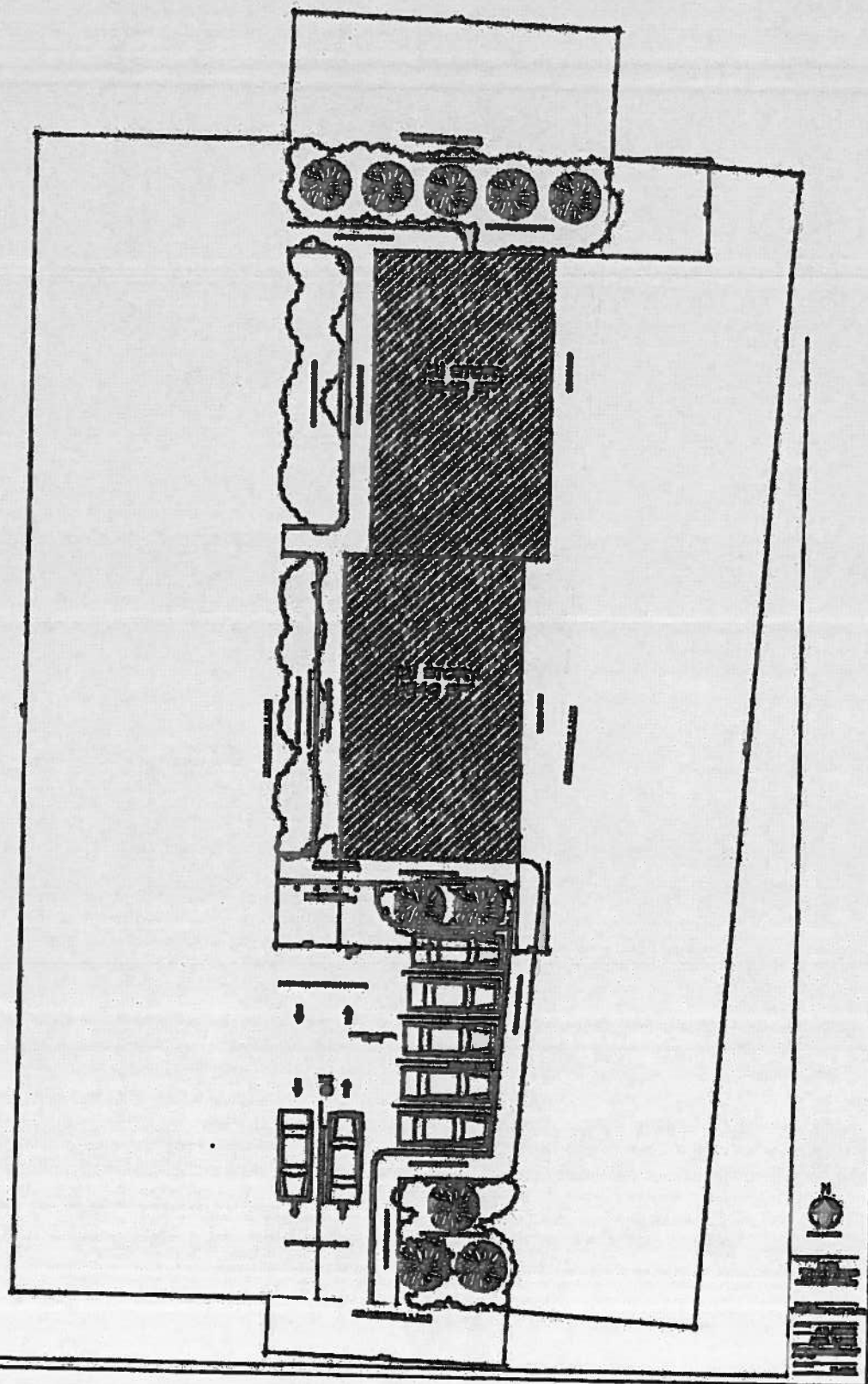
Please be advised that the purpose of this letter is to validate that within Bancport Commercial Capital llc underwriting of commercial loans your loan have been provided with proof of funds for property known As: 53 Shelton Ave. New Haven, CT. 06511 from our Private Equity Lender(s) and Hard Money lenders, and Commercial Banks.

**This Proof of Funds is subject to reasonable with No Environmental Issues**

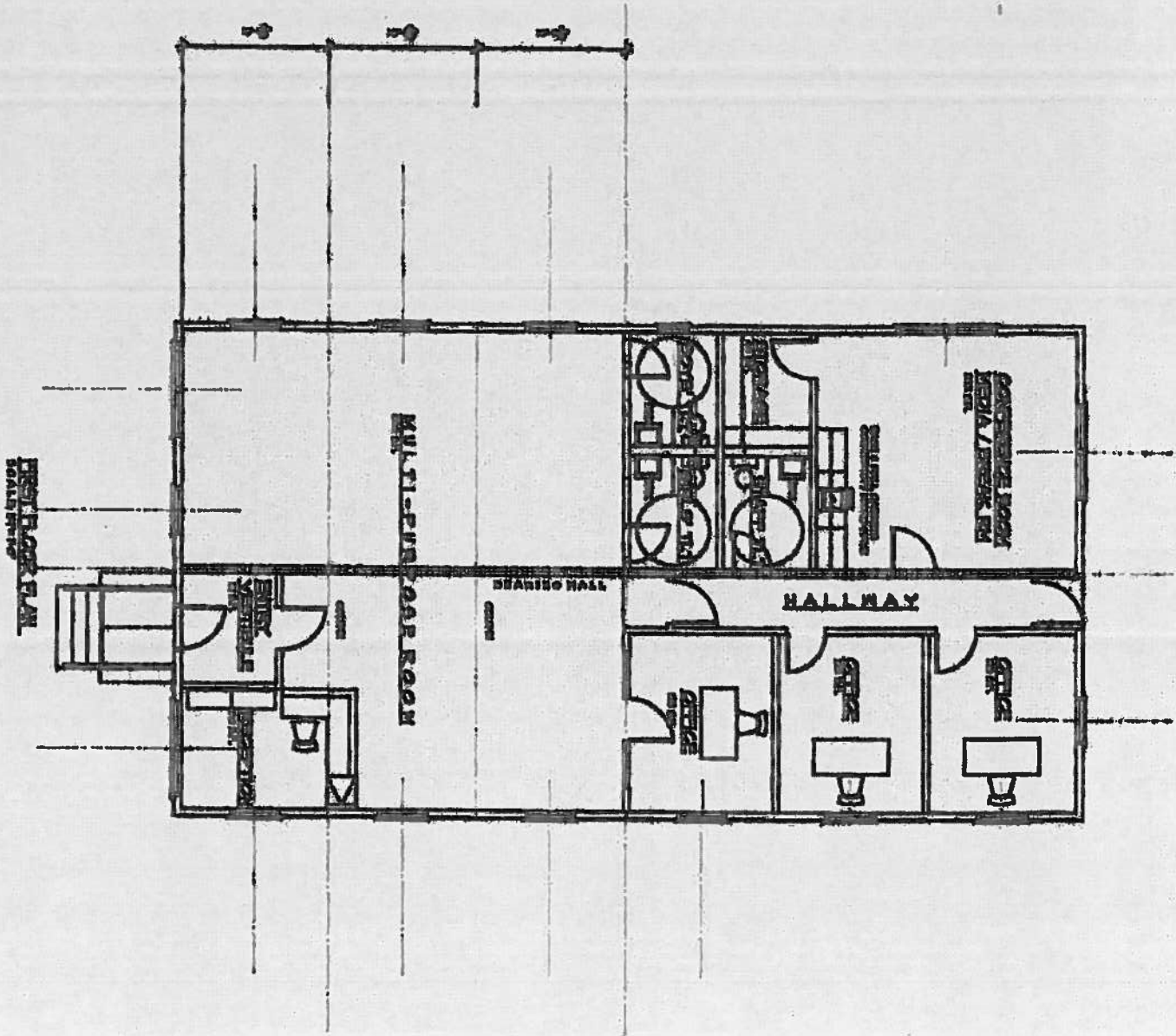
**RESPECTFULLY SUBMITTED,**



**MR. DENNIS CARR**  
**INVESTMENT BANKER AND COMMERCIAL UNDERWRITER**  
**BANCPORT COMMERCIAL CAPITAL LLC**  
**EMAIL - DCARRBANCPORTCC@GMAIL.COM**  
**(203)687-0316(CELL)**  
**(203)234-6323(OFFICE)**  
**(203)234-6398(FAX)**









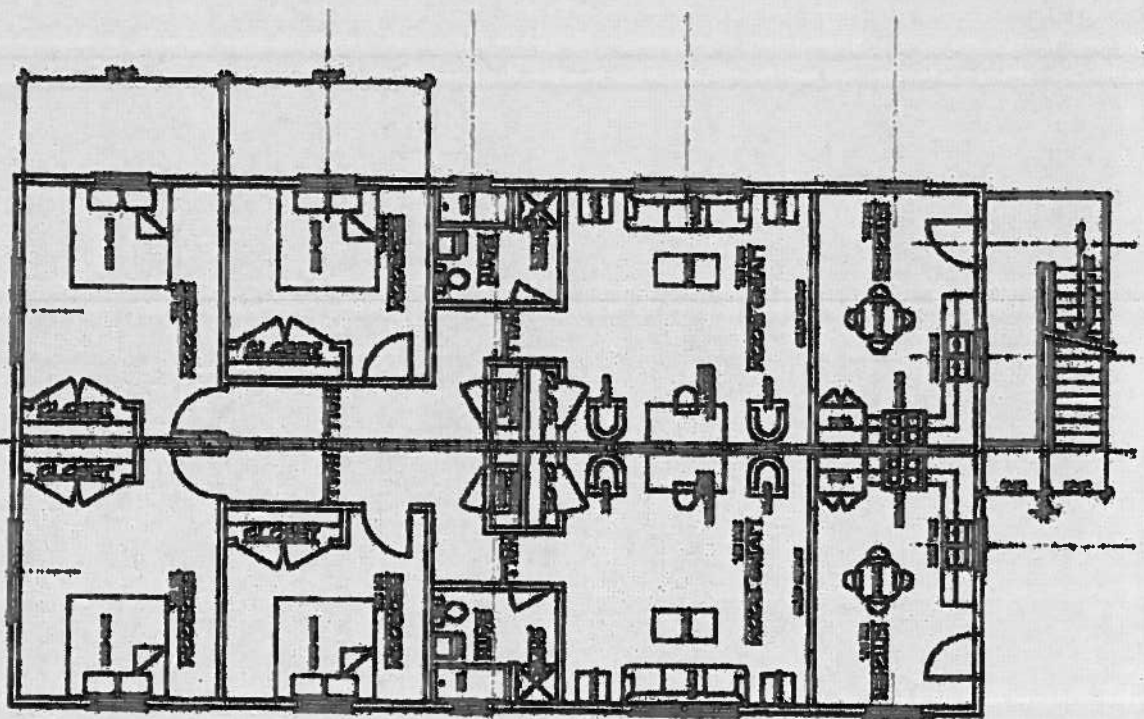
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STAIRS



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
258 Starr Street		286 0448 00500		RM-2	20	Sliver lot	N/A
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$36,100	N/A		\$ 36,100	\$ 25,270		35' X 100'	3485 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 36,100	Vision	10/1/18	Sliver lot in CD-Eligible area \$0.25 per Sq./Ft.	3485 Sq./Ft @\$0.25 per Sq./Ft.= \$871.25	N/A	\$ 871.25

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Delphine Clyburn 20 <sup>th</sup> Ward	N/A	Yes

### Applicant's Information

Applicant's name, address & telephone: Carol Pollard 260 Starr Street New Haven CT 06511		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date: 09/05/19	Reviewed by: Staff	Comments: Current
Proposal: LCI proposes the sale of sliver lot to an adjacent owner-occupant.			
General discussion: The applicant will utilize this sliver lot as a driveway and as additional side-yard area.			
Owner Occupancy? N/A			
Prepared by: <i>Eric [Signature]</i>		Concurred by: <i>[Signature]</i>	
Date: 9/6/19		Date: 9/6/19	

Committee	Date	Action
PAD	9/18/19	
City Plan	10/16/19	
L.C.I.	10/23/19	
Board of Aldermen	11/4/19	

## **PRIOR NOTIFICATION FORM**

### **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

TO (list applicable Alders):

**Hon. Delphine Clyburn 20<sup>th</sup> Ward**

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DATE: **September 5, 2019**

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.

LCI proposes the disposition of a sliver lot at 258 Starr Street to the adjacent owner-occupant. The lot will be used as a driveway and side-yard area.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other \_\_\_\_\_

### **INSTRUCTIONS TO DEPARTMENTS**

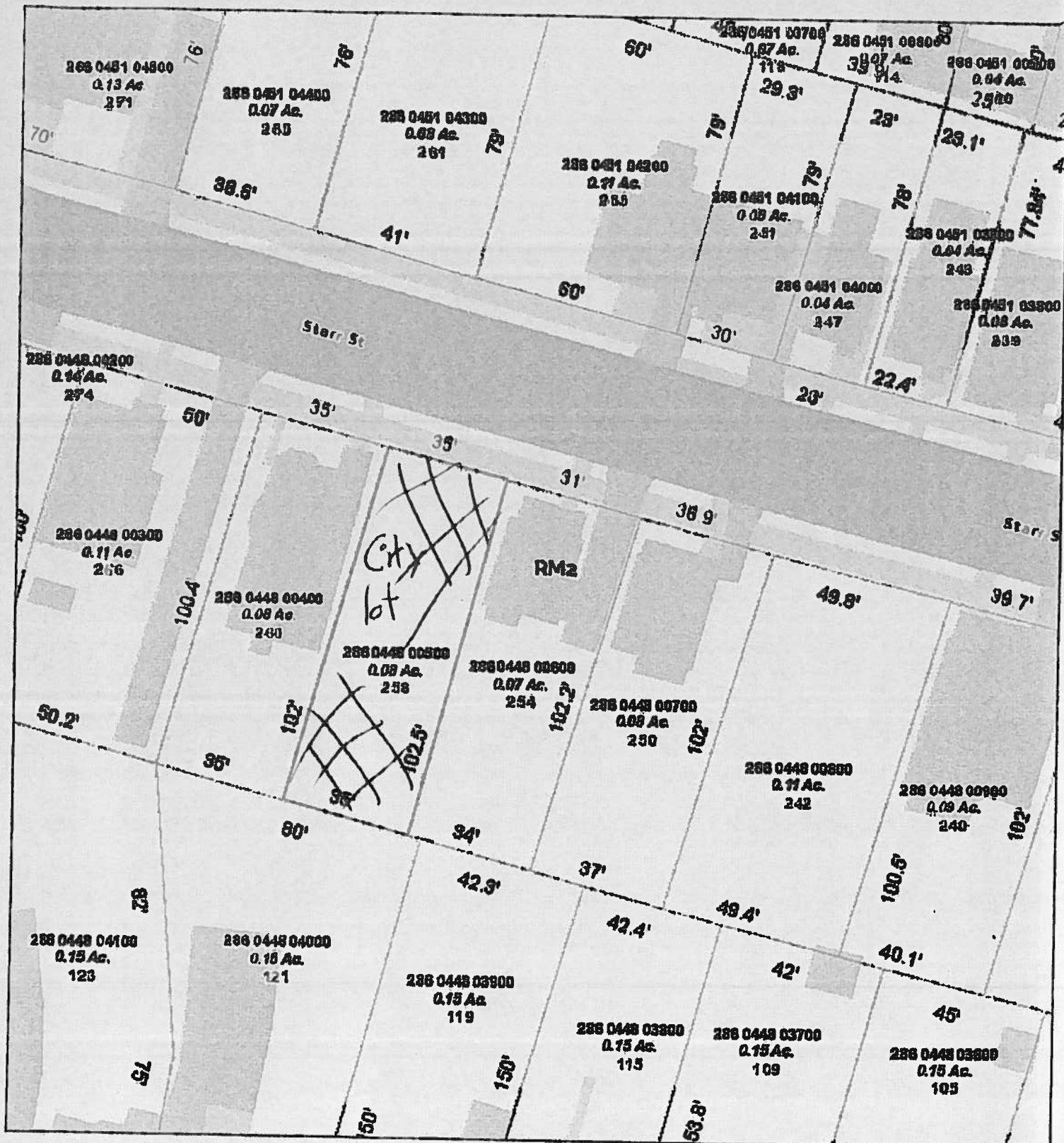
1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) before it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with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



State Use: 903V

<b>Total Land Value:</b>	<b>36,100</b>
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# Legend

- PDU Overlay Zone
- Zoning Boundaries
- New Haven Parcels

## ZONING MAP PRINT

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 9/6/2019

0 0.0035 0.007 0.014 mi

**Sliver lot at 258 Starr Street**

