

PAD MEETING MINUTES

July 21, 2021

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

Absent: Maurine Villani, Tax Office; Hon. Anna Festa, BoA

Meeting called to order at 3:07 PM

A motion to approve the PAD minutes from May 15, 2021 was made by Clay Williams, seconded by Alder Antunes, minutes approved unanimously.

New Business

364 Ferry Street

Evan explained the City is proposing to sell this vacant lot as a negotiated sale for \$20,000. The lot will be utilized as a driveway and a refuse container site for 229 Grand Avenue. Evan told the committee the history of this parcel, it was previously part of 229 Grand Avenue but was foreclosed by the City for taxes. The site is not conducive to development due to utilities on the site. Evan showed the committee a photo of the site. Alder Antunes asked if the City is receiving payment from the utility company? Evan thought the equipment is owned by Frontier and we are stuck with that infrastructure on this parcel. There is no leasing fee, Evan believes there is an easement but has not completed a title search (Nate noted that searching easements on the land records can be challenging). Alder Antunes wondered if Frontier was paying any taxes, Evan didn't know, it's possible.

Clay asked about conditions we could put on this sale to keep the site clean and well managed. Evan told the committee LCI uses Anti-Blight to keep locations looking good. Clay mentioned a gate. The buyer is a New Haven resident, but Evan does not know much about him. Steve agreed that a gate was a good idea and should be closed after dark, Steve noted this area is dark. Lighting this area should be recommended. Nate noted lighting this large area could be a challenge, solar may be an option. Lighting regulations are in the Zoning code. There was also discussion about disclosing the utilities on the parcel. Evan told the committee we Quit Claim the property and the LDA states the buyer accepts the property "as-is".

A motion was made by Clay Williams to approve the proposal with the condition that a gate must be installed along Ferry Street which should be closed at night, and that the buyer should make a good faith effort to install lighting, seconded by Alder Antunes , Approved unanimously.

136 Hemingway Street

Evan told the committee that this proposal is to develop 30 affordable rental units at this location. Vessel Technologies Inc is proposing to pay \$40,000 for this parcel as a negotiated sale.

The City acquired this parcel via foreclosure. The units are geared to the 60%-80 AMI. The developer would like to go before the Board of Alders to discuss a PILOT for this project, that is separate from our disposition, their concept is based on a percentage of gross revenue. LCI is teeing this up by seeking a PAD approval. The innovative financing aspect of this project is separate from the disposition and requires further review and separate approvals. The PAD process is solely for the disposition.

Clay asked how much time are we giving the developer to obtain all approvals? Evan told the committee the developer will need all approvals prior to taking title from the City and the BoA Order has a one-year expiration. This is an innovative new concept. Clay asked if this was going to Tax abatement / LISHTA, Evan thought so. Clay mentioned a failed condo project in this area that took years to complete. This site had a PDD approval, but nothing was built.

Steve asked about the parcel size and proposed price. Evan said the total parcel is 55,000 square feet and we are proposing to sell for \$40,000. Much of the parcel is non-buildable due to wetlands. The Land Trust paid for a survey several years ago. The developer may gift the wetland to the Land Trust when the project is complete. The Land Trust owns adjacent parcels in this area known as Hemmingway Creek.

Clay noted that Evan should amend the cover sheet to read "A minimum affordability" period due to the possibility of tax abatement. Clay asked what we know about the developer. Evan told the committee this applicant is doing projects in several locations such as Stratford CT, Trenton NJ, and looking at many other locations. They have a patent for this modular structure based on staff research.

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

PAD Guidelines

Evan would like to continue discussing the guidelines. Evan thanked Steve for sending him his proposed changes. Evan told the committee we should make proposals and move them forward. We will keep it on our agenda as a discussion item.

A motion to adjourn was made by Alder Antunes, Seconded by Steve Fontana.

Meeting Adjourned 3:37 P.M.