



City of New Haven

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Meeting Minutes Community Development Committee

Tuesday, February 25, 2020

6:30 PM

Alder Chamber

(Please scroll down)

Minutes

Community Development Committee
2/25/2020

Vice Chair Douglass called the hearing to order at 6:16 p.m. in the Alder Chamber. Present were Alders Marks, K. Edwards, Cupo, and C. Rodriguez. Non-committee-member Alders Furlow and Decker also were present.

(1) From the Deputy Director of Economic Development, an Order approving the disposal of 848 Chapel Street, 812 Chapel Street, and 108 Orange Street to Paul Denz/Northside Development.

Appearing on behalf were Steve Fontana of the Economic Development Administration and Paul Denz, Northside Development company principal and his associates Christopher Vigilante; the company lawyer and former alder Steven Mednick; and architect Ken Boroson.

Denz, who owns over a dozen buildings downtown and across the state, discussed the plan to develop two new buildings on Chapel Street between Orange and State streets. One building will have 120 apartments; the other will have 46 units and retail spaces.

Fontana said the land is being assembled by combing several city-owned parcels and ones already owned by Denz who will pay the city \$1,057,500 for its land. There will also be building-permit fees. However, the city is contributing \$146,000 -- \$125,000 for an electrical vault, \$29,000 for streetscape improvements. The developer will contribute to an Affordable Housing Fund and neighborhood improvements. They are following all minority and local employment regulations and collaborating with local NGOs on jobs for residents.

They distributed written materials and displayed drawings and photos on an easel. In response to Alder Cupo, Denz said he thinks he is overpaying for the city land. He said there were no state affordable-housing programs available in time for the project. However, Fontana said two appraisals were averaged to arrive at the prices.

In response to the chair, Denz said the project will pay \$200,000 in property taxes in the first year. Fontana agreed to provide a better estimate later. Also, Denz said the bus stop is being moved to 900 Chapel Street. This was decided by CT Transit and TTP Director Douglas Hausladen. The existing bus stop will be converted to metered parking spaces. They agreed to provide follow-up information.

The approximately 160 apartments will have about 80 parking spaces, plus parking in an existing attached garage owned by Denz. Denz said some of the young tenants will not have cars. The apartment rents will be about \$3 per square foot. Hopefully, some will rent for as little as \$1,300.

The chair asked for the appraisals of the city land being sold, which Fontana agreed to provide.

PUBLIC COMMENT:

Jongyol Lee, New Haven, said his family lives in an apartment near the proposed project. He said he wants the buildings to be developed. He said stores are leaving. He said he spoke to the alders when 360 State Street was being developed and is wary of tax abatements.

Anstress Farwell, address inaudible, commented on the project from the perspective of urban design. She said there has not been a study or public meeting regarding the Chapel Street bus stop. She spoke about affordable housing at length. There was a discussion of the cost of developing the housing which was mostly covered by grants.

(2) From the Deputy Director of Economic Development, an Order approving a first amendment to a land disposition agreement between the City and Applied Engineering Products, Inc. concerning parcel C-2-C-1 on John W. Murphy Drive.

Appearing on behalf were Steve Fontana of the EDA and Matt Blackwell, Old Farm Road, Woodbridge, a company official. They distributed written materials. A company called Radiall America Inc. in the Mill River Industrial Park moved to Wallingford. However, it was able to sell its industrial building to another company, Industrial Flow Solutions. The first company was supposed to build a parking lot on a parcel it bought from the city. They never did, and the city could take back the parcel. However, the city is agreeing not to if the company invests \$385,000 in improvements to the property, such as new equipment or a building addition. There was a discussion of the pumps that they make at the facility. There was a discussion of the jobs and training.

PUBLIC COMMENT: Attorney Ben Trachten, State Street, said it's great to see an industrial use for the property.

(3) From the Acting Economic Development Administrator, an Order to amend the land disposition agreement between Lulac Head Start, Inc. and the City, in connection with the sale of 375 James Street to Andrew Consiglio Jr., Trustee, The Andrew Consiglio Jr. Revocable Trust of 2007 and the relocation of Lulac Head Start, Inc. to new premises at 106 Haven Street.

Appearing on behalf were Steve Fontana and Carlos of the EDA, Attorney Ben Trachten, State Street, representing Andrew Consiglio, and LULAC director Dr. Mikyle Byrd-Vaughn.

Eyzaguirre said this is a land deal between local developer Andrew Consiglio Jr. and the non-profit agency LULAC Head Start. The only reason it needs BoA approval is that LULAC bought its property from the city some time ago. The city's land-sale contracts (Land Disposition Agreements or LDAs) usually have many strings attached. Apparently the LULAC LDA doesn't allow a for-profit business on the site. LULAC will get a nearby Consiglio property for a larger day-care facility. Consiglio will get to add LULAC's old property to his masonry yard.

Dr. Mikyle Byrd-Vaughn discussed the agency's history, services, and staff. LULAC has an approximately \$1.6 million of federal funding for the project. About \$800,000 will go to Consiglio for the land. Eyzaguirre said no city money is going into this project.

(4) From the Executive Director of Livable City Initiative, an Order authorizing the City to negotiate and sign contracts of sale with respect to the new construction properties located at 30 Riverview Street and 40 Riverview Street (Judith Terrace Phase).

Appearing on behalf was Serena Sanjuro-Neal, executive director of the Livable City Initiative. She discussed the city's plan to sell the homes that the city developed on Riverview Street. She said they have a waiting list for the housing.

(5) From the Deputy Director of Economic Development submitting an Order approving the disposition of 92 Olive Street and approving a Development and Land Disposition Agreement with respect to 92 Olive Street and 98 Olive Street, New Haven.

Appearing on behalf were Steve Fontana of the EDA; Attorney Ben Trachten, State Street; Developer Abraham Meer; and Wayne Garrick, architect.

Fontana said the former occupant of the building, the Tobin & Melien law firm, has left town. The new owner near wants to convert the office building into 31 apartments. They will also build another building on the parking lot. The city will sell the small Parking Authority lot at the corner of Olive and Court streets for \$180,000 (10 percent of which will go to the new Affordable Housing Fund).

Fontana said the monthly parkers will be allowed to continue parking there during construction and for at least five years. Rent increases will be controlled. Trachten said the city parking lot earns about \$7,000 per year and the developer is paying about \$180,000 for it. Trachten said the overall property will pay about \$200,000 a year in property taxes.

Trachten handed out some written materials. He said they are addressing complaints from the community such as preserving a tree. He said the land price is based on two appraisals and a negotiation. They will apply for the state-mandated property tax phase-in.

Garret discussed the design using pictures and drawings. Part of the site was a synagogue many years ago. There was a discussion of the housing and its affordability.

PUBLIC COMMENT: Anstress Farwell, address inaudible, commented on the project from the perspective of urban design. She gave a lecture on affordable housing.

COMMITTEE ACTION:

The committee voted to close the public portion of the meeting at 9:48 p.m.

CHAPEL STREET/DENZ

On a motion by Alder Marks, seconded by Alder Edwards, the committee voted by voice to issue a favorable report.

JOHN MURPHY DRIVE

On a motion by Alder Marks, seconded Alder Edwards, the committee voted by voice to issue a

favorable report.

LULAC/375 JAMES STREET

On a motion by Alder Cupo, seconded by Alder Marks, the committee voted by voice to issue a favorable report.

RIVERVIEW STREET/JUDITH TERRACE

On a motion by Alder Marks, seconded by Alder Rodriguez, the committee voted by voice to issue a favorable report.

92-98 OLIVE STREET

On a motion by Alder Marks, seconded by Alder Edwards, the committee voted by voice to issue a favorable report.

Adjourn: 6:58 p.m.

An audio recording of this meeting is on file in the Office of Legislative Services.

Respectfully submitted,
Michael Mercier
Legislative Aide

BOARD OF ALDERS NOTICE - NEW HAVEN

The Community Development Committee of the Board of Alders will hold a public hearing at 6:30 p.m. on Tuesday, February 25 in the Alder Chamber of City Hall, 165 Church St., re

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(5) From the Deputy Director of Economic Development submitting an Order approving the disposition of 92 Olive Street and approving a Development and Land Disposition Agreement with respect to 92 Olive Street and 98 Olive Street, New Haven.

These items are on file and available in the Office of the City Clerk, 200 Orange Street, Room 202, New Haven.

Per order: Hon. Brian Wingate, Chair; attest: Hon. Michael B. Smart, City Clerk.

For a disability-related accommodation, please call (203) 946-7833 (V) or (203) 946-8582 (TTY) prior to the meeting.