



City of New Haven

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Meeting Minutes Community Development Committee

Wednesday, September 30, 2020

6:00 PM

<https://bit.ly/2FI6FTZ>

(Please scroll down)

Minutes

Community Development Committee

9-30-20

Chair Wingate called the public hearing to order at 6:05 p.m. via video conference. A recording of the meeting is online at <https://bit.ly/2HFNy81> Passcode: 2mM*jSdm Please note the passcode must be entered manually as cut and paste will not work.

Present were Alders Douglass, DeCola, Marks, and C. Rodriguez.

Non-member Alders Present were: Walker-Myers and Roth.

Board of Alders staff present were Albert Lucas and Michael Mercier.

(1) From the City Engineer submitting an Order authorizing the Mayor to accept funding from Yale University and construct a sidewalk on the north side of Pearl St. west of Orange St.

Appearing on behalf were Karen King of Yale's Office of New Haven Affairs and City Engineer Giovanni Zinn. They said Yale is contributing to this project in order to improve public safety on a route where many students and staff walk. Zinn noted that the city will contribute \$40,000 from its sidewalk bonding fund. He said the project was approved by the city's Resource Allocation Committee, which oversees sidewalk replacements.

Alder Roth also spoke on behalf, saying safety is a major concern on Pearl Street, a gateway to the Yale campus, due to dense pedestrian and automotive traffic. She read two letters in support, from: Yale grads Katherine Cattnach, W. 24th Street, NY, NY; and Will Vanderbilt, Denver.

Also speaking on behalf were:

- Joe Gramelspacher, New Haven, Yale student
- Julia Frederic, Orange Street, Yale student and student government official
- Bill Rankin, Lincoln Street, vice president of the neighborhood association
- Richard Munday, Lincoln Street
- Dennis Serfilippi, Alden Avenue, who recommended more traffic enforcement in the area in addition to the physical improvement.

On a motion duly seconded, the committee voted unanimously by roll call vote to close the public portion of discussion on this item at 6:56 p.m. (vote on item below).

(2) From the Director of Livable City Initiative submitting an Order authorizing the City of New Haven, to convey those properties known as 29 Kensington Street, 17 Kensington Street, 21 Kensington Street, 33 Kensington Street and 25 Kensington Street to the Community Builders for the purpose of the construction of affordable housing and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such conveyance in accordance with the provisions of this order.

Appearing on behalf was Serena Neal-Sanjuro, director of the city's Livable City Initiative. She gave a history of the project which had earlier been heard and approved by the Parks

Commission and the City Plan Commission. She said it is part of a long-term improvement plan for the Dwight area. It has also been endorsed by the Greater Dwight Development Corporation and the Community Management Team. She said the project will cost over \$30 million. She discussed the proposed land swap, saying the Kensington Park parcel is often dormant, and the proposed Day Street park renovations.

PUBLIC COMMENT:

Kristin Anderson, Thornton Street, Hamden, an official of project developer The Community Builders (TCB), relinquished her time to:

Delisa Carney, operator of Advanced Child Care Center on Kensington Street (on behalf) who said the existing park is full of drug abuse, crime, and homelessness.

Chris Ozyk, Quinnipiac Avenue (opposed). He is associate director of Yale's Urban Resources Initiative and concerned about the precedent of selling city park land.

Jane Comins, Dwight Street (opposed). She was hosting a video conference link from Kensington Park where a number of neighbors had gathered to show support for the park and address the committee.

Olivia Martson, former Board of Alders member, Dwight Street (opposed). She spoke from the live feed in the park. She said other locations for the project should be explored. She said Kensington Park maintenance has improved, but TCB is declining

Felicia Brown a.k.a. "Flex," a neighborhood resident. She was critical of TCB's maintenance at other buildings and said the city should monitor it.

Nia Bacote, Edgewood Avenue (opposed). She criticized TCB's past maintenance despite some successes.

Lucretia Gill, Kensington Street (opposed). She questioned whether TCB would follow through with its commitment to park improvements. She also said the plan encourages segregation.

Phillip Burton, Chapel Street (opposed). He said the project is "denigrating."
(Inaudible) Ballarini (opposed). Wants to preserve park.

Anstress Farwell (address inaudible). Opposed.

Laura Cahn, Cleveland Road (opposed). She said she is chair of the city's Environmental Advisory Council which opposes any reduction in parkland. She said the neighborhood does not have enough green space. The council would consider supporting the project at another location.

Dennis Serfilippi, Alden Avenue (opposed). Green space should not be reduced, and the cost of the project is too high.

Carmen Pajarillo, Wooster Square, a Yale medical student (opposed). Lack of green spaces for minorities leads to chronic diseases.

David Stevenson, Whiting Court, Northford (in favor). Affordable housing is needed, and he endorsed TCB.

Rosetta Mack, Kensington Street, (opposed). Speaking live from the park which she said is "nice."

Iris Santiago, Middletown Avenue, North Haven (in favor). She is a TCB employee. Affordable housing is needed. She discussed the park improvements for Day and Garden streets.

Josh Randall, address inaudible, a Yale doctoral candidate in biology (opposed). Speaking from the parking, he gave a lengthy technical explication of carbon emissions vis a vis this park conversion.

Rachana Crowley, Stone Ridge Drive, Florence, Massachusetts (in favor). She spoke as an employee of TCB.

Patricia Kane, Quinnipiac Avenue, speaking from the park (opposed). She claimed there are legal issues regarding the size and value of parcels in the land swap.

Pat Wallace, Edgewood Avenue (opposed).

Deniqua Washington, East St., a pastor at Elm City Vineyard Church (opposed).

Krystyn Gorton, Bristol Street (opposed). A member of the city Environmental Advisory Council, she opposes the project for similar reasons to Laura Cahn.

Serena Neal-Sanjuro of LCI spoke again briefly, saying the \$30+ million project cost will include renovations of 90 existing apartments as well as construction of the new building.

Tyisha Walker-Myers, ward alder for Kensington Park and President of the Board of Alders (in favor). Her points included:

- She discussed the project with many neighbors
- There is a serious need for affordable housing
- Improvement of the parks is needed.
- The city needs to ask TCB to do better with maintenance and management.

COMMITTEE ACTION:

On a motion by Alder Douglass, seconded by Alder DeCola, the committee voted unanimously by roll call vote to close the public portion of the meeting at 8:42 p.m.

(1) YALE SIDEWALK: On a motion by Alder Douglass, seconded by Alder DeCola, the

committee voted unanimously by roll call vote to issue a favorable report.

(2) KENSINGTON PARK PROJECT: On a motion by Alder DeCola, seconded by Alder C. Rodriguez, the matter was moved with an amendment by substitution of the “new” version of the order. On a motion by Alder DeCola, seconded by Alder Douglass, the committee voted by unanimous roll call to approve the amendment request by Serena Neal-Sanjuro “to remove said 224 Shelton Avenue and replace with 100-102 Shelton Avenue in accordance with the Park Commission approval.” The main motion was approved by unanimous roll call.

A recording of the meeting is online at <https://bit.ly/2HFNy81> Passcode: 2mM*jSdm Please note the passcode must be entered manually as cut and paste will not work.

Adjourn: 8:52 p.m.

Respectfully submitted,
Michael Mercier
Legislative Aide
Office of Legislative Services

BOARD OF ALDERS NOTICE - NEW HAVEN

The Community Development Committee of the Board of Alders will meet on Wednesday, September 30 at 6 p.m. to hear and act on the following legislative items via video conference at <https://bit.ly/2FI6FTZ> and by telephone at 888 475 4499 and enter Webinar ID 926 3753 1042 (for required password contact publictestimony@newhavenct.gov).

ORDER AUTHORIZING THE MAYOR ACCEPT FUNDING FROM YALE UNIVERSITY AND CONSTRUCT A SIDEWALK ON THE NORTH SIDE OF PEARL ST WEST OF ORANGE ST

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN, AUTHORIZING THE CITY OF NEW HAVEN, TO CONVEY THOSE PROPERTIES KNOWN AS 29 KENSINGTON STREET, 17 KENSINGTON STREET, 21 KENSINGTON STREET, 33 KENSINGTON STREET AND 25 KENSINGTON STREET TO THE COMMUNITY BUILDERS FOR THE PURPOSE OF THE CONSTRUCTION OF AFFORDABLE HOUSING AND AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE SUCH CONVEYANCE IN ACCORDANCE with the PROVISIONS OF THIS ORDER AND APPROVING THE SUBSTITUTION OF PARK PROPERTIES

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.

Public can view the meeting at <https://bit.ly/2FI6FTZ> and by telephone at 888 475 4499 and enter Webinar ID: 926 3753 1042 (for required password contact publictestimony@newhavenct.gov). If you wish to present testimony at the meeting, you must register in advance at <https://bit.ly/2FI6FTZ> or by calling (203) 946-7934 before 2:00 pm on the day of the meeting. Public comment/testimony may also be submitted via email to publictestimony@newhavenct.gov before 2:00 p.m. on the day of the meeting.