

City of New Haven
Meeting Minutes (Short)
Community Development Committee

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Monday, March 30, 2009

6:00 PM

Aldermanic Chambers

ALDERMANIC NOTICE - NEW HAVEN

The Community Development Committee of the New Haven Board of Aldermen will hold a public hearing at 6 p.m. on Monday, March 30, in the Aldermanic Chamber of City Hall, 165 Church St., re:

ORDER OF THE BOARD OF ALDERMEN OF THE CITY OF NEW HAVEN
AUTHORIZING THE CITY OF NEW HAVEN TO ENTER INTO A
COOPERATION AGREEMENT WITH THE HOUSING AUTHORITY OF THE
CITY OF NEW HAVEN AND MICHAELS DEVELOPMENT COMPANY I, LP
WITH RESPECT TO THE NEW CONSTRUCTION OF BROOKSIDE AND
ROCKVIEW PUBLIC HOUSING DEVELOPMENTS INCLUDING A TAX
ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE
OF ORDINANCES

ORDER AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER ANY
AND ALL NECESSARY DOCUMENTS TO SELL THE CONDOMINIUM UNITS
AT THREE SISTERS CONDOMINIUM LOCATED AT 619 CONGRESS
AVENUE

These items are on file and available for public inspection in the Office of the City Clerk, Room 202, 200 Orange Street, New Haven. Per order: Michelle Edmonds-Sepulveda, Chairwoman; attest: Ronald Smith, City Clerk.

For a disability-related accommodation, please call 946-6483 (V) or 946-8582 (TTY) at least one business day prior to the meeting.

Meeting Minutes

Minutes

**Community Development Committee
March 30, 2009**

Chair Michelle Edmonds-Sepulveda called the meeting to order at 6:03 p.m. in the Aldermanic Chamber.

Present were Aids. DePino, James-Evans, Clark, Lemar, Calder, and J. Rodriguez. Also present was non-member Alderman Blango.

(1) Order from the Livable City Initiative authorizing execution of a cooperation agreement with the New Haven Housing Authority and Michael's Development Company I, LP for new construction of Brookside and Rockview Public Housing Developments that includes a tax abatement pursuant to Section 28-4 of the Code of Ordinances.

Appearing on behalf were Christine Bonanno, deputy economic development director, Cathy Schroeter, deputy director of Livable City Initiative, John Ward, economic development counsel for the city, and Jim Miller and an aide from Michael's Development.

Using a large drawing, Smith gave an overview of the project. He said the city has committed about \$9 million in capital funds for new streets and infrastructure. Overall, the seven phases of the project will total about \$200 million and take until 2013 or later. The first phase will include 101 units and cost about \$38 million, with a \$2 million city contribution. The construction is to begin in November and take about 18 months.

In response to Alderwoman Clark, Miller said they are working with the Town of Hamden to remove the fence that separates the housing development from the town. She said this housing site has always been very isolated. Smith said that the social and recreational services already in place, plus additional amenities, will make the redevelopment a good community.

Alderman Lemar said earlier versions of the plan called for an entrance/exit to the Merritt Parkway. He said he hopes this will be pursued. There was a discussion of the various income groups that will live in the development and the amount of opportunity for homeownership (about 15 percent).

Schroeter said the city will receive \$250 per unit in annual property taxes for the rental housing. For the homeowner units, there is a 15-year phase in on property taxes.

In response to Lemar, the developer said property management will be handled by Interstate Realty Management, which is affiliated with Michael's Development.

Ald. Lemar asked about the energy efficiency of the units. The developer said

they are being built to CHFA's requirements.

In response to the chair, Miller said the city will be responsible for street and lighting maintenance in the public right of way. He said there will be a 75-year ground lease for the rental units from the Housing Authority to Michael's Development. For homeowners, there will be a fee simple arrangement.

(2) Order from the Livable City Initiative authorizing the execution of all documents necessary to sell the condominium units at Three Sisters Condominium located at 619 Congress Avenue

Appearing on behalf was Cathy Schroeter. She said the city is looking for a blanket approval in advance to sell all 12 units in the Three Sisters development. They had one buyer under contract, but the condition that it needed aldermanic approval caused a problem with the bank. There was a discussion of the history of the buildings. Bonanno came to the table and said more of these types of blanket property dispositions are coming in instances when the city acts as a developer.

Alderman Lemar said he is on the Livable City Initiative Property Acquisition and Disposition committee, and there is frustration with the time-consuming aldermanic approval process. He asked if it could be amended to require the BOA to be notified of any sales in advance. Schroeter said that would be fine, as long as it wasn't an encumbrance. She wanted a deadline by when the Board of Aldermen would have to report back to her,

Committee action:

(1) Rockview-Brookside

On a motion by Lemar, seconded by DePino, the committee voted by voice to issue a favorable report.

(2) Three Sisters

Amendment #1: Lemar moved that bundled transactions of more than one unit to a single buyer, or sales to anyone other than an owner-occupant would also be exempt from the order." The motion was seconded by DePino and approved by a voice vote.

On a motion by Lemar, seconded by Calder, the committee voted by voice to issue a favorable report on the matter as amended.

Adjourn: 6:50 p.m.

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

Respectfully Submitted,

Michael Mercier
Legislative Aide