

NEWHALLVILLE GOOD NEIGHBOR AGREEMENT

THIS GOOD NEIGHBOR AGREEMENT (“Agreement”) is entered into between the business owner d/b/a Dix Deli, Corp.. (“Dix Deli”), located at 706 Dixwell Avenue New Haven, Connecticut and the Greater New Haven Clergy Association and Community (“GNHCA”) and Christian Community Commission (“CCC”) for the purpose of improved public safety, security, and quiet enjoyment in the Newhallville neighborhood surrounding the Dix Deli.

Presently:

1. Dix Deli currently holds a grocery store license issued by the State of Connecticut.
2. Dix Deli is located in the Newhallville section of New Haven. The Newhallville community is made up of small store front retail businesses, single and multifamily housing units.
3. Two community organizations, the GNHCA and the CCC believe that they share a moral obligation to speak up and take action where needed and necessary for the benefit of New hallville residents and business patrons. Both groups believe that Dix Deli has negatively impacted the surrounding neighborhood through certain business practices that bring a host of negative behaviors into the Newhallville community.
4. Over the last 10 months Dix Deli has been issued state and federal notices of violations of payroll, workers' compensation, federal tobacco laws and regulations, including a January 21, 2016 warning letter regarding Tobacco Retailer Inspection Violations, which concerned observation of selling cigarettes to a minor and failing to check identification to verify purchaser's age.
5. Dix Deli is being asked to sign this Voluntary Good Neighbor Agreement and immediately cease certain negative adverse business practices, namely:
 - a. selling drug paraphernalia including, "roses", ceramic or glass tubes, glass pipes, individual pads, screens, small "coin" type bags, high heat lighters, or other devices commonly used to smoke, ingest, or sell narcotics;
 - b. selling or otherwise providing "loosees" or single cigarettes; pursuant to applicable federal regulations that prohibit retailers from selling individual cigarettes.
6. The City of New Haven Police Department have expended significant resources dealing with he problems brought about by certain New Deli's business practices.
7. Based upon the foregoing, the parties agree as follows:

TERMS OF AGREEMENT

1. Dix Deli agrees that it will not sell drug paraphernalia products;
2. Dix Deli agrees that it will not sell loosees or individual cigarettes;

3. Dix Deli agrees to sign and abide by this Newhallville Good Neighbor Agreement that was previously presented to him.
4. Dix Deli shall comply with all City and State laws and regulations.
5. Dix Deli agrees that all employees will be made aware of this agreement and will be expected to comply with its terms and conditions. All employees must sign an acknowledgment that they have read and understood the terms of the agreement.
6. Dix Deli agrees maintain open lines of communication with the GHCA and CCC for the purpose of monitoring compliance with the terms of this agreement.
7. The laws of the state of Connecticut shall govern this Agreement.
8. Each person signing this agreement on behalf of the Market acknowledges that they have the authority and capacity to enter into this agreement for, and on behalf of, the Dix Deli.

Dated this 16th day of November 2016.

By: _____
Babu Khan
Dix Deli Owner

By: _____
GNHCA
President James Newman

By: _____
Christian Community Commission
Donald Morris, Executive Director