

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
649 Howard Avenue		277 0114 00900	BA	3	Improved Lot	Per Zoning
651 Howard Avenue		277 0114 01001	BA	3	Vacant Lot	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$143,500	\$ 369,800	NA	\$513,300	\$ 410,340		42' X 150'
\$72,900			72,900			20' X 152'
			\$586,200 Total			6300
						4958
						11,258
						Total Sq./ Ft.
						Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 586,200	Vision Appraisal	10/1/18	Negotiated	\$125,000	N/A	\$ 125,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Cornell Scott-Hill Health Corporation 400 Columbus Avenue New Haven CT 06519			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
CURRENT	5/31 2019	STAFF	CURRENT

Proposal: LCI proposes the sale of a City owned vacant lot and a City owned office building.

General discussion: The applicant proposes to demolish the office building at 649 Howard Avenue and will incorporate this land into their development site. The applicant is in the process of developing a 31,000 square foot 52 bed recovery and wellness facility.

Owner Occupancy? N/A

Prepared by:  Date 6/4/19 Concurred by:  Date 6/5/19

Committee	Date	Action
PAD	6/19/19	
City Plan	6/19/19	
L.C.I.	6/26/19	
Board of Alders	8/5/19	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable Alders):

Hon. Ron C. Hurt.

DATE: **June 5, 2019**

FROM: Department
Person

LCI Property Division

Evan Trachten 

Telephone **946-8373**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes the disposition 649 Howard Avenue and 651 Howard Avenue to Cornell Scott-Hill Health Corporation. The applicant proposes to demolish the office building and will incorporate this land into their development site. The applicant is in the process of developing a 31,000 square foot 52 bed recovery and wellness facility.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

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CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF NEW HAVEN						Description	Code	Appraised Value	Assessed Value
165 CHURCH ST						EX COM LN	21	143,500	100,450
NEW HAVEN, CT 06510						EX COM BL	22	369,800	258,860
Additional Owners:		SUPPLEMENTAL DATA				VISION			
		Other ID: 03 WARD TAXABLE CENSUS TRAC 1403 BLOCK 2023 QUERY GROUJ GIS ID: 16477							
		I/E REPORT TAX DISTRI							
		ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CITY OF NEW HAVEN		2845/ 326	04/18/1980				0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
								2018	21		2017	21	100,450	2016	21	100,450			
								2018	22		2017	22	258,860	2016	22	258,860			
								Total:			359,310			Total:			359,310		
								Total:			359,310			Total:			359,310		

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/ SUB	N/A			
Total:				

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
Total:										

LAND LINE VALUATION SECTION		B	Use	Code	Description	Zone	D	Front	Depth	Units	Unit Price	ST.	Notes- Adj	Special Pricing	S Adj	Fac	Adj.	Unit Price	Land Value
Total Card Land Units:		1	9030	MUNICIPAL	MDL-94	BA	0			6,300	SF	11.11				1.00	2.05	22.78	143,500
Total Card Land Area:																			

Property Location: 651 HOWARD AV

MAP ID: 277/ 0114/ 01001/ /

Bldg Name:

State Use: 903V

Vision ID: 105323

Account # 277 0114 01001

Bldg #: 1 of 1

Sec #: 1 of 1

1 Card 1 of 1

Print Date: 05/30/2019 11:43

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN, CT 06510

Additional Owners:

TOPO

UTILITIES

STRT/ROAD

LOCATION

Other ID: 277011401001

WARD 03

TAXABLE

CENSUS TRAC 1403

BLOCK 2023

QUERY GROU

GIS ID: 105323

ASSOC PID#

ASSOCIATION

RECORD OF OWNERSHIP

CITY OF NEW HAVEN

BK-VOL/PAGE

V2774/ P72

SALE DATE

04/18/1979

U

SALE PRICE

V.C.

SALE PRICE

46,690

4,340

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Exemptions

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

ASSESSING NEIGHBORHOOD

NBHD/ SUB

2000/A

SOUTH HILL

Tracing

Batch

Notes

10/1/09 NEW LOT SEE MAP 59-269.

DRIVEWAY.

ASSESSMENT

Code

Description

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Current Assessment

Code

Description

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Previous Assessments (History)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

VISIT/ CHANGE HISTORY

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Building Permit Record

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Visit/ Change History

Date

Type

IS

ID

Cd

Purpose/Result

LAND LINE VALUATION SECTION

B

Use

Description

Zone D

Front

Depth

Units

Unit Price

I

Factor

S.A.

C

ST.

Factor

Idi

Notes- Adj

S Adj

Fact

Adj.

Unit Price

Land Value

Land Line Valuation Section

B

Use

Description

Zone D

Front

Depth

Units

Unit Price

I

Factor

S.A.

C

ST.

Factor

Idi

Notes- Adj

S Adj

Fact

Adj.

Unit Price

Land Value

Land Line Valuation Section

B

Use

Description

Zone D

Front

Depth

Units

Unit Price

I

Factor

S.A.

C

ST.

Factor

Idi

Notes- Adj

S Adj

Fact

Adj.

Unit Price

Land Value

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

Appraised Value Summary

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Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

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Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

VISION

6093

NEW HAVEN, CT

VISION

6093

NEW HAVEN, CT

VISION

6093

NEW HAVEN, CT

Total

51,030

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Total

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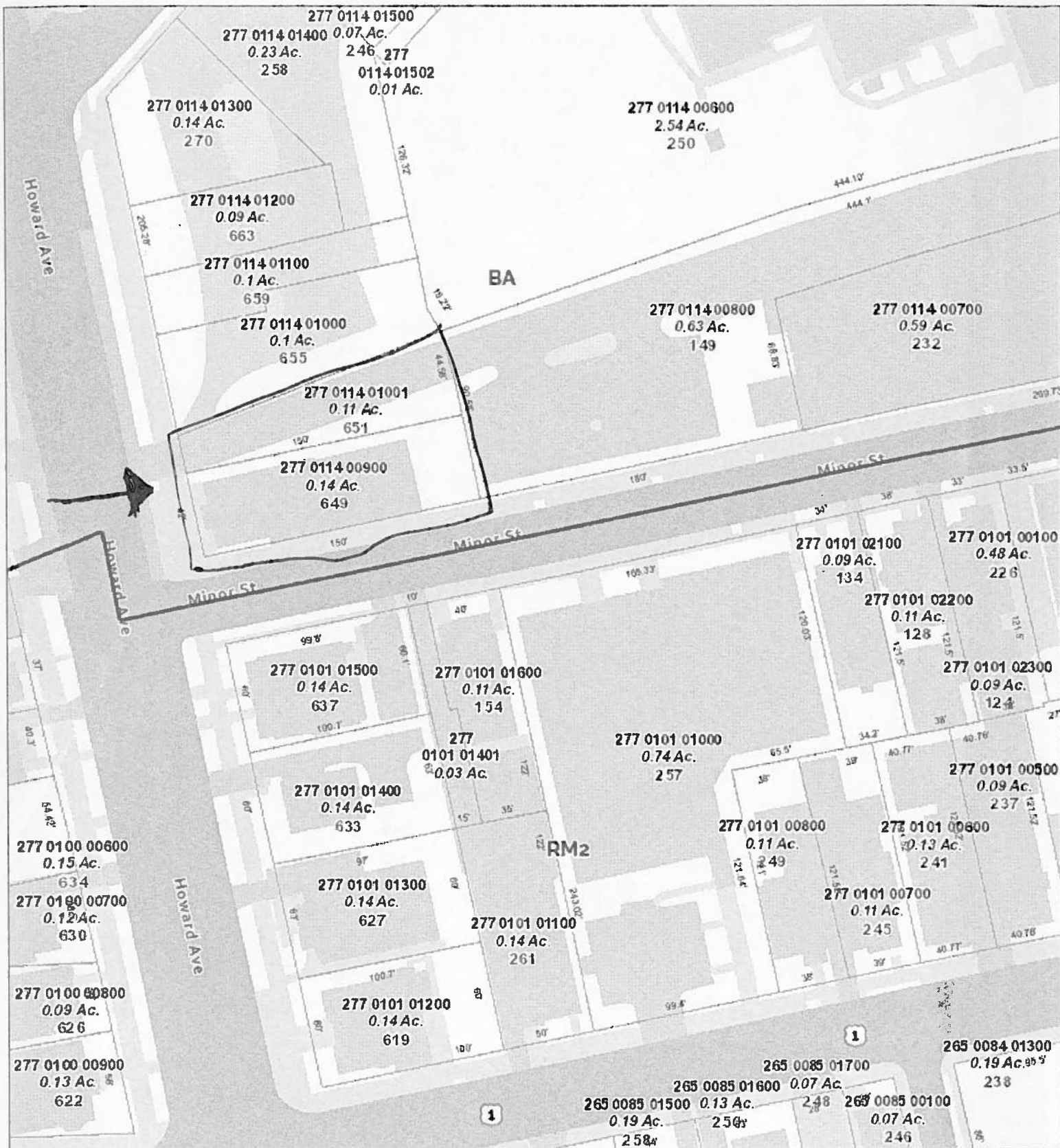
51,030

Total

51,030

51,030

51,030





**CITY OF NEW HAVEN
BOARD OF ALDERS**

Ron C. Hurt
Alder, Ward 3

574 Congress Avenue
New Haven, CT 06519-1315

Member
City Services & Environmental Policy Committee
Finance Committee
Public Safety Committee
Black & Hispanic Caucus

Telephone: (203) 675-5467
Email: Ward3@newhavenct.gov

May 17, 2019

Serena Neal-Sanjurjo, Executive Director
Livable City Initiative
City of New Haven

Dear Ms. Neal-Sanjurjo,

As Alder from the 3rd Ward, I am writing this letter in support of Cornell Scott Hill Health Center, which seeks to acquire from the city the lot located at 649 Howard Avenue. Cornell Scott Hill Health Center does outstanding work here in the 3rd Ward, and I fully endorse the efforts of this outstanding non-profit organization to purchase this lot in order to facilitate its construction of a new 31,000 square foot Recovery & Wellness Center adjacent to South Central Rehabilitation Center.

Cornell Scott Hill Health Center would like to acquire this property from the city so that it can build this much-needed facility to better serve the health needs of the people of the greater New Haven area. It is a very worthwhile organization and this project would be very beneficial for the neighborhood and the city. In addition, this is a major construction project which will create many jobs for our residents. I wholeheartedly support Cornell Scott Hill Health Center's efforts and urge you to kindly give every consideration to selling the lot at 649 Howard Avenue to them.

Thank you for your consideration of this letter of support on behalf of Cornell Scott Hill Health Center, which provides excellent service and enjoys a very good reputation in the Hill neighborhood. If you have any questions or need further information, please contact me at 203-675-5467.

Sincerely,

RON C. HURT
Alder, 3rd Ward

cc: Frank D'Amore, Deputy Director, LCI
Evan Trachten, Acquisition and Disposition Coordinator, LCI
Michael R. Taylor, CEO, Cornell Scott Hill Health Center

Recovery & Wellness Center (RWC): Project Overview



- 31,500 sf
- 3 stories
- New construction of a 52 bed facility
- Additional spaces for kitchen, cafeteria, offices, fitness rooms, library, and clinic
- Adjacent to existing CSHHC detox facility

RWC Existing Site Conditions



RWC project site

Existing CSHHC facility

RWC Anticipated Sources and Uses

CSHHC Recovery and Wellness Center
52 Bed Scenario (40 males, 12 females) 31,500 SF
Preliminary Sources & Uses

Preliminary Uses	Amount	%
Construction Costs	\$11,983,100	56.1%
Construction-Related Costs	\$1,286,000	6.0%
FF&E	\$1,241,800	5.8%
Fees & Expenses / Soft Costs	\$2,333,500	10.9%
Contingency	\$1,519,500	7.1%
Construction Interest Reserve	\$438,600	2.1%
Total Project Budget before NMTC Financing Costs	\$18,802,500	
NMTC Reserves and Transaction Costs	\$2,557,500	12%
Total Budget including NMTC costs and reserves	\$21,360,000	100%

Anticipated Sources	Amount	%
State of CT Grant	\$10,000,000	46.8%
New Markets Tax Credits - Gross Amt	\$5,756,400	26.9%
Leverage Loan	\$2,243,600	10.5%
Direct Loan	\$2,607,900	12.2%
CSHHC Direct Contributed & Cash Equity	\$752,100	3.5%
Total Sources	\$21,360,000	100%

QEI	\$18,000,000
NMTC pricing	\$0.82



SECOND FLOOR = 11,655 SF

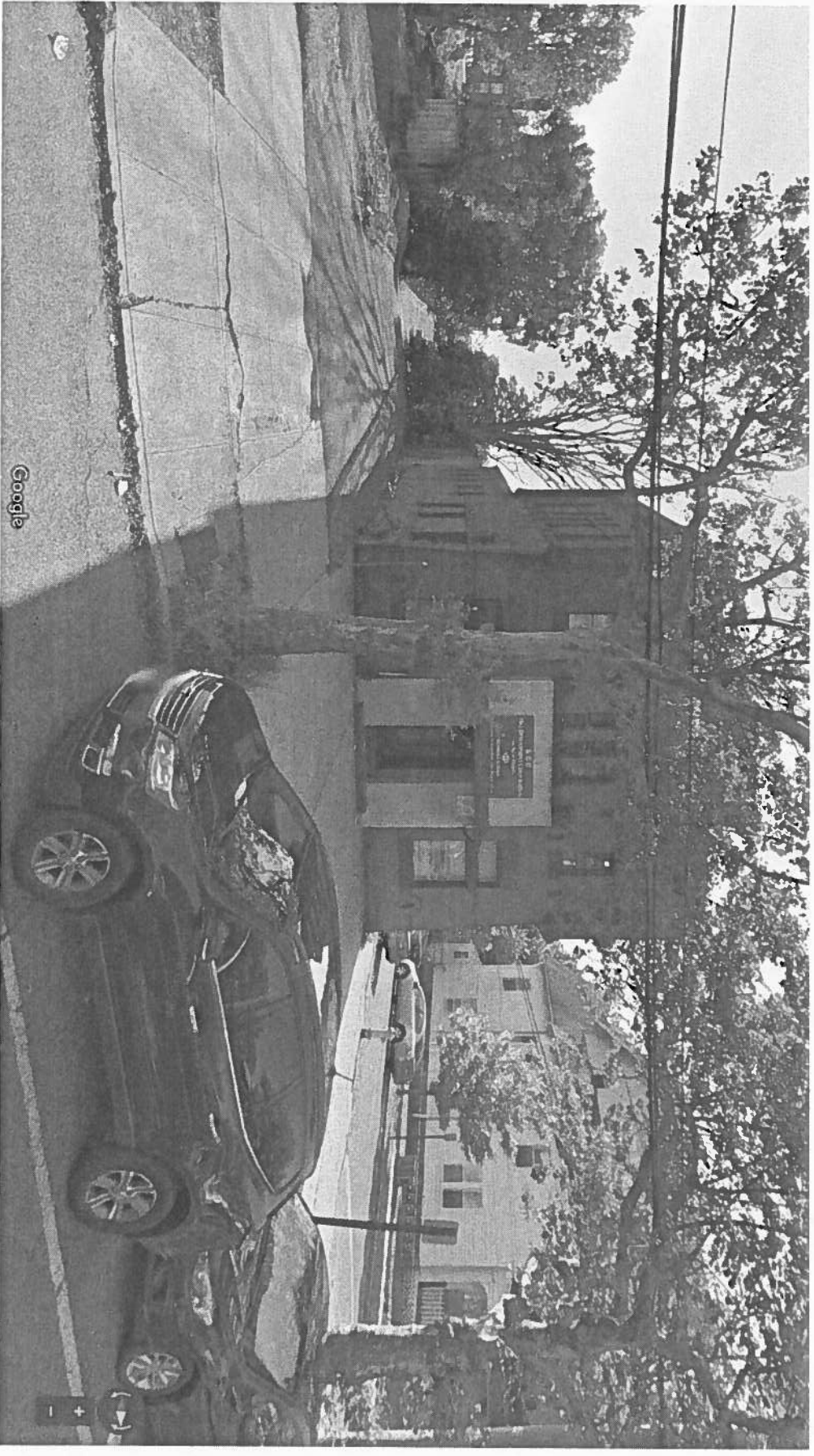


CSMHC RECOVERY AND WELLNESS CENTER
Second Floor

SCALE - 015 - 1-0

March 7, 2019

649 Howard Avenue and 651 Howard Avenue



CORNELL SCOTT HILL HEALTH CENTER (DRAFT)

DATE ESTABLISHED:	1968
NUMBER OF LOCATIONS:	18
LOCATION ADDRESSES:	See Attached
NUMBER OF EMPLOYEES:	500
NUMBER OF NEW HAVEN RESIDENT EMPLOYEES :	169
PERMANENT JOBS CREATED:	48
TEMPORARY JOBS CREATED:	113
DIRECT ECONOMIC BENEFIT:	\$11,520,000
INDIRECT ECONOMIC BENEFIT:	\$1,497,600
INDUCED ECONOMIC BENEFIT:	\$6,796,800
TOTAL ECONOMIC BENEFIT:	\$19,814,400
NUMBER OF PATIENTS:	62,806
NUMBER OF HEALTH CARE PROVIDERS:	136 FTE'S
PATIENT VISITS 2012, 2013, 2014:	721,799.00
SLIDING FEE PATIENT VISITS 2012, 2013, 2014:	48,305
NEW HAVEN RESIDENT PATIENT VISITS 2012, 2013, 2014:	411,399
NEW HAVEN RESIDENT SLIDING FEE PATIENT VISITS 2012, 2013, 2014:	21,462



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Michael R. Taylor, CEO, Cornell Scott Hill Health Center

Business Inquiry

Business Details

Business Name:	CORNELL SCOTT-HILL HEALTH CORPORATION	Citizenship/State Inc:	Domestic/CT
Business ID:	0055919	Last Report Filed Year:	2019
Business Address:	400 COLUMBUS AVENUE, NEW HAVEN, CT, 06519	Business Type:	Non-Stock
Mailing Address:	400-428 COLUMBUS AVE, NEW HAVEN, CT, 06519	Business Status:	Active
Date Inc/Registration:	Jan 04, 1971		
Annual Report Due Date:	01/30/2020		

Principals Details

Name/Title	Business Address	Residence Address
ANGEL FERNANDEZ-CHAVERO CHAIR	CITY OF NEW HAVEN EEO OFFICE, 165 CHURCH STREET, NEW HAVEN, CT, 06510	475 ORANGE STREET, NEW HAVEN, CT, 06511
NATHAN JONES 1ST VICE CHAIR	NONE	52 LAWRENCE STREET, #3, NEW HAVEN, CT, 06511
JOSHUA BIRD TREASURER	HARTFORD HOUSING AUTHORITY, 180 JOHN D WARDLAW WAY, HARTFORD, CT, 06106	81 BARTLETT DRIVE, MADISON, CT, 06443

IMPORTANT: There are more principals for this business that are not shown here.

[View All Principals\(4\)](#)

Agent Summary

Agent Name	MICHAEL R. TAYLOR
Agent Business Address	CORNELL SCOTT-HILL CORPORATION, 400 COLUMBUS AVENUE, NEW HAVEN, CT, 06519
Agent Residence Address	121 AUTUMN LANE, GLASTONBURY, CT, 06033