



**New Haven Redevelopment Agency**  
**165 Church Street, New Haven, CT 06510**

**Kelly Murphy, AICP**  
**Executive Director**

**John DeStefano, Jr., Mayor**  
**Jorge Lopes, Chairman**

**DRAFT**

Minutes  
Regular Meeting  
Tuesday, September 22, 2009 - 6:00 PM  
New Haven City Hall

**AGENCY COMMISSIONERS PRESENT:**

Jorge Lopes, Chairman  
Daisy Abreu  
Mario Zangari, Vice-Chairman

**CITY STAFF PRESENT:**

Kelly Murphy, Economic Development Administrator  
Tony Bialecki, Dep. Director Economic Development  
Michael Pinto, Economic Development Officer  
John R. Ward, Special Counsel

**OTHERS PRESENT:**

None

Call to Order - The Meeting was called to order at 6:04 PM.

Approval of Minutes

Chairman Lopes asked for a motion to approve the Minutes of the June 23, 2009. Commissioner Abreu seconded the motion. The Minutes were approved unanimously.

Update re: Downtown Gateway Municipal Development Project:

Tony Bialecki gave a brief update on Gateway College. He passed out the last drawings of the project. During past months, the State went over the bids and qualifications of contractors. Mr. Bialecki stated that DiMeo Construction, the construction managers for the project hired by the State of Connecticut Department of Public Works, issued bids during the month of July and began receiving and reviewing on July 28<sup>th</sup> and July 29<sup>th</sup>. He stated that the bids came in fairly reasonable, so the

# DRAFT

project is moving forward. The State indicated that the ground breaking is likely to take place in October, 2009.

The City and State came to an agreement that the City would transfer property to the State for 10 million dollars; of the ten million dollars, seven million would be used for demolition of the former Macy building. The rest would be used for upgrading tunnel and then work on the street.

No off-site garage is being built, but a new on-site garage will be built with approximately 625 spaces. The second phase of the project will improve lighting. There are 1200 spaces available in the Temple Street garage, of which, 700 parking spaces will be leased to Gateway Community College on a long term lease.

In order to activate the street, all of the public spaces are located on the first floor of the college. Mr. Bialecki stated that there are still discussions going on regarding bus stops. Commissioner Zangari asked how many students are enrolled at Gateway College. Mr. Bialecki stated that there are about 4-5 thousand full-time students and approximately 2 thousand part-time students. He stated that classes will run on Saturdays and possibly go forward on Sundays once the campus moves its new location.

The traffic plan for the construction project had to be filed with the Department of Transportation, Traffic and Parking. He stated that early in October, DiMeo will invite the business owners and tenants who live in the area to a meeting to discuss the construction project. He mentioned that Alderwoman Bitsie Clark will take part in the meeting. Commissioner Daisy Abreu stated that her office should be invited to participate in the community meeting.

## **Update re: 360 State Street:**

Construction is moving rapidly. There are no complaints from merchants or residents in the area of the construction project. Mr. Bialecki has been talking with the merchants and residents to keep them informed about what is going on with the project. There are no problems with the second shift workers. Between Thanksgiving and Christmas, the building should be topped out. There are 32 stories in the building. As soon as they are topped out, the rest of the site will start to get built out. Negotiations are going forward regarding the grocery store and are progressing

There are 50 units that will be affordable units, of which, 20 of those will be Section 8 apartments. Mr. Bialecki stated he receives at least four (4) calls on a regular basis about the affordable units. He is expecting the rentals to open in fall of 2010.

Commissioner Abreu stated that Bruce Becker is now on board with Town Green and that he is very excited about 360 State Street.

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## Update re: Coliseum:

Mr. Bialecki stated that discussions about the Coliseum site are ongoing with Knights of Columbus. He stated that Northland Investment is still meeting with the City. The 30 million dollar grant for Long Wharf Theater has been put on the back burner for the next 2 years. Governor Rell has put a halt on the grant money due to budget problems.

## Update re: 205 Church Street:

Commissioner Zangari asked how the project was progressing. Mr. Bialecki stated Wachovia bank is staying in its current place; they have a long term lease. All of the other tenants have moved out. The current discussion regarding 205 Church Street is that the owners want to do a hotel. Commissioner Zangari then asked if they are going to do parking. Mr. Bialecki said no. They are discussing using the proposed Wall/State Street garage.

## Update re: Union Station TOD:

Mr. Bialecki stated that the first phase will produce a new - smaller garage built south of the station, along with an upgrade to include retail in the existing station. The second phase will produce a second garage. The third phase is a mixed-use project on the remaining northern portion of the site. Commissioner Abreu stated that this weekend they (Town Green Special Services District) will be doing Phase II of the planters (beautifying the area around Union Station). She stated that there are shuttles that run from 6:15 - 10:45 daily. The Town Green has initiated the program to put up signs around Union Station regarding directions to Downtown New Haven. They are also doing clean-up in the area.

## Updated re: Grand Avenue Bridge:

Mr. Bialecki stated that the bridge will be ready in November, 2009. It is a state Department of Transportation project.

## Adjournment:

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting was adjourned at 7:01 P.M.