



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

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

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

Minutes  
Regular Meeting  
Tuesday, October 27, 2009 - 6:00 PM  
New Haven City Hall

**AGENCY COMMISSIONERS PRESENT:**

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

**CITY STAFF PRESENT:**

Tony Bialecki, Dep. Director Economic Development  
Michael Pinto, Economic Development Officer  
Christine Bonanno, Deputy Director of Administration

**OTHERS PRESENT:**

Volkan Doda

**Call to Order** - The Meeting was called to order at 6:02 PM.

**Approval of Minutes**

Chairman Lopes called the meeting to order. He asked for a motion to approve the minutes of the September 22, 2009 meeting. Commissioner Zangari motioned to approve the minutes. Commissioner Abreu seconded the motion. The Minutes were approved unanimously.

**Update re: 360 State Street:**

Mr. Bialecki stated that construction is moving rapidly and that they are ahead of schedule. There are no complaints from merchants or residents in the area of the construction project. The crane was jumped to its highest level. They are working on the 25<sup>th</sup> floor of the building. There are a total of 32 floors in the building. There was a management team meeting held at City Hall. Bruce Becker was in attendance at the meeting and he gave an update regarding the project including the status of the grocery store. There has to be a grocery store (15 thousand square feet of commercial space) on the lower level as stated in the development agreement. Becker & Becker has requested that the City allow the space to be doubled to at least 29 thousand square feet. They would like the use of space from Orange Street to Chapel Street.

Commissioner Zangari asked if the grocery store would be the only thing on the first floor. Mr. Bialecki stated that according to the preliminary drawings, there have been ongoing talks about a bike shop and also a daycare center, in addition to the grocery store, being on the first floor.

Commissioner Zangari asked if the grocery store would ask for a liquor permit for the grocery store. Mr. Bialecki stated that that was good question because the rules and regulations are so difficult to license people in downtown New Haven. He did state that it is a possibility that they would ask for a liquor permit.

Chairman Lopes asked if anyone had leased any space at 360 State Street. Mr. Bialecki stated that they are months away from inking a deal. He stated that a national leasing firm named Bozzuto's was called in to be the property manager of 360 State Street. In January or February of 2010 they will start leasing space and by August of 2010 it should be done.

Mr. Bialecki stated that after the crane comes down, they will start working on the garage. Commissioner Abreu asked how close in proximity will the garage be to the Palladium Building. Mr. Bialecki stated that Karyn Gilvarg is more familiar with the building and tunnel specs than he is. He stated that they brought in trucks for deliveries and they fit through the tunnel. The deliveries ran well.

**Update re: Gateway:**

Mr. Bialecki stated that last week Governor Rell was in town to announce that on this Friday, October 30, 2009, the Bond Commission is taking place. The balance of all the money that is needed for Gateway will be released on Friday. Everything is in place, the construction manager was hired and the majority of all the bids went out and by mid-November they should be working on the project.

Mr. Bialecki also stated that Alderwoman Bitsie Clark hosted a neighborhood meeting at the Omni with the residential tenants and business owners of Downtown New Haven, along with the contractors for Gateway. The contractors updated the people about the happenings pertaining to the Gateway Project. At this point in time, Gateway is on schedule for a fall opening in the year 2012.

Commissioner Zangari asked about the traffic in the Route 34 area. Christine Bonanno stated that there will be an addition of nine new lighting fixtures installed by the year 2010. The traffic lights on Route 34 are more sophisticated than the other traffic lights in New Haven.

**Update re: Coliseum:**

Mr. Bialecki stated that they are still talking to Northland and the Knights of Columbus regarding the sale of the land on George Street.

**Update re: Union Station TOD:**

Commissioner Zangari asked if they heard anything regarding the 2<sup>nd</sup> garage being built at the train station. Ms. Bonanno stated that the garage is contingent on the cost for the design of the South Garage. DOT is working with our Transportation Traffic & Parking Department along with the Parking Authority concerning the South Garage, and everyone is hopeful that the project will happen.

Mr. Bialecki stated that the annual update on parking in Downtown New Haven will take place in the coming weeks. He stated that Michael Piscitelli, the Director of Transportation, Traffic & Parking also reports on bikers and walkers. If the train station is not built by the time Gateway is built, the study will give them an indication as to what they will need to do to help with the traffic flow of the people and motor vehicles in that area.

**Update re: 205 Church Street:**

Commissioner Zangari asked what 205 Church Street Hotel will do to resolve their parking issue. Mr. Bialecki stated that they would park their cars in the garage located on Wall Street.

**Other re: 2009 Ballot Question:**

Michael Pinto stated that the 2009 ballot for the regular election for the City of New Haven will contain one referendum question regarding the reenactment of the City and Town Development Act ("CTDA"). This referendum is required by the State of Connecticut Statute following the adoption of the City & Town Development by the Board of Aldermen in August 2009. Mr. Bialecki mentioned the purposes of the Act are to provide municipalities with tools for addressing blight in municipal housing stock, substandard commercial and industrial facilities and for reducing unreasonably high unemployment. Ratification of the Act by a municipality provides a development tool to municipal officials. In particular it allows financing opportunities, for improving industrial, commercial and manufacturing facilities as well as improving the residential housing stock.

The CTDA was originally passed in 1975 and the Act had been adopted by the Board of Aldermen and ratified by the electorate every five years from 1976 through 2001. The Act has a mandatory five year sunset clause and the enabling resolution expired in 2006.

In 2009 the Economic Development Office submitted a new resolution to renew use of the Act to the Board of Aldermen.

**Other re: 9<sup>th</sup> Square:**

Commissioner Zangari asked what was going on with 9<sup>th</sup> Square. Ms. Bonanno stated that at next months meeting they will be updated regarding 9<sup>th</sup> Square.

**Other re: Science Park:**

Chairman Lopes asked about the happenings of Science Park. Ms. Bonanno stated that the garage is almost ready to receive its Certificate of Occupancy. People are already parking on the street level parking area. Once they receive the Certificate of Occupancy, they will be able to open the garage for parking on all of the levels. Everyone is excited about its opening. The Alderperson of the ward is working with the City and Science Park to make sure that people who are supposed to be parking in the garage, park in the garage and not on the street.

**Adjournment:**

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting was adjourned at 6:38 P.M.