



City of New Haven

**ECONOMIC DEVELOPMENT
ADMINISTRATION
CITY OF NEW HAVEN
JOHN DeSTEFANO, Jr., Mayor**

165 Church Street, New Haven, CT 06510
Phone: (203) 946-2366 Fax: (203) 946-2391



KELLY MURPHY, AICP
*Economic Development
Administrator*

**New Haven Development Commission
Meeting
Tuesday, August 11, 2009
City Hall Meeting Room #3
165 Church Street
New Haven, Connecticut 06510**

PRESENT:

Commissioners:

Jonathan Koppell
Frances "Bitsie" Clark
Kevin Ewing
Ryan Munden
Lawrence Morico
Kathleen Krolak

Staff:

Tony Bialecki, Deputy Director, Econ. Dev.
John Ward, Special Counsel, Econ. Dev.

Others:

Leonard Honeyman, New Haven Independent Reporter
Mary O'Leary, New Haven Register

Call to Order:

Commissioner Clark called the meeting to order at 8:10 A.M.

Approval of Minutes for July 21, 2009 Special Meeting:

Motion was made by Chairman Koppell to approve the minutes for July 21, 2009 (Special Meeting). Motion was seconded, minutes were passed unanimously.

Update re: Downtown Gateway Municipal Development Project:

Tony Bialecki provided an update on the status of the Gateway Community College project. Mr. Bialecki stated that DiMeo Construction, the construction managers for the project hired by the State of Connecticut Department of Public Works, issued bids out to contractors during the month of July and began receiving them on July 28th and July 29th. DiMeo Construction received a good response and the numbers seemed reasonable within the overall budget. DiMeo Construction will work with bidders over the next few weeks to prepare and execute contracts. Work is still expected to start in October 2009.

During the month of July, the City issued a bid for Phase I of the Church Street tunnel improvements involving removal of old lighting, wiring, cleaning portions of the tunnel and a former electrical/fan room in anticipation of DiMeo Construction beginning work in October. C.J. Fucci won the bid at \$525,000 and is scheduled to be substantially complete by August 31, 2009.

Mr. Bialecki briefly explained that the first order of work that DiMeo Construction would do was to close the tunnel section under the former Macy building and rebuild that section of the tunnel, including a new tunnel floor. The City would be responsible for ventilation work. DiMeo met with and will secure agreements with property owners in the 900 Chapel and Omni properties on the tunnel closure and procedures that they will put in place and pay for to allow deliveries and trash removal to continue using an alternate route through the parking garage under the Omni. The City will require that DiMeo cover all cost and indemnify the City against any claims.

Commissioner Clark asked if any meetings with the neighbors and businesses were planned to discuss the college construction. Mr. Bialecki stated that the meeting would be held in mid-September with residents and adjacent businesses and would coordinate with Alderwoman Clark.

Update re: Coliseum:

Mr. Bialecki indicated no change in discussions with Northland Investment Company regarding the Coliseum site with discussions continuing. Mr. Bialecki reported that ProPark requested to renew its option to lease the Coliseum parcels for the third year option beginning in October 2009. The lease for both parcels generates approximately \$240,000 annually.

Mr. Bialecki reported that the Becker & Becker 360 State Street Project was moving along on schedule and would be starting a second shift in mid-August.

Update re: River Street MDP:

Mr. Bialecki reported that the "Sidestreet" Improvement Projects were moving along. He stated that the Chapel Street sidewalks were completed. The Blatchley Avenue sidewalk and street drainage is completed. The Poplar Street roadway, sidewalks and drainage are in place and are ready to be paved. The Lloyd Street work was underway, with the rear portion of the green wooden section of 142 River Street demolished and abated. The street is ready for sidewalks to begin up to area where the cul-de-sac is located.

The cul-de-sac will cut into a portion of the property currently leased by Cappasso that still needs to be remediated. The remediation is set to begin later in August, after which the contractor, Fucci, will finish the street work.

Mr. Bialecki stated that Colony Hardware is continuing to finalize its engineering and construction drawings with construction for the fall of 2009.

Mr. Bialecki reported that a contract is in place for a firm to purchase the former Lynn Ladder Company facility on Chapel and River Streets. The Firm will design and manufacture architectural building products.

A question was raised regarding a recent report that the Department of Transportation ("DOT") was not moving forward at this time with the rail spur at the Port. Mr. Bialecki stated that he would inquire and report back to the Commission members regarding the state of the rail.

Chairman Koppell reminded Mr. Bialecki that city staff was going to contact the Commissioners who were assigned to a particular MDP or project and familiarize and update them regularly on the status of each and engage them whenever possible for public or neighborhood/management team issues involving the projects.

DRAFT

Adjournment:

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting was adjourned at 9:00 A.M.