



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

Kelly Murphy, AICP
Executive Director

John DeStefano, Jr., Mayor
Jorge Lopes, Chairman

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Minutes
Regular Meeting
Tuesday, February 23, 2010 - 5:30 PM
New Haven City Hall

AGENCY COMMISSIONERS PRESENT:

Jorge Lopes, Chairman
Daisy Abreu
Mario Zangari, Vice-Chairman (via teleconference)
Alderwoman Maureen O'Sullivan-Best

CITY STAFF PRESENT:

Tony Bialecki, Deputy Director of Economic Development
Lisa Moore-Fox, Executive Administrative Assistant

Call to Order - The Meeting was called to order at 5:38 PM.

Approval of Minutes

Chairman Lopes called the meeting to order. He asked for a motion to approve the minutes of the January 26, 2010 meeting. Commissioner Zangari motioned to approve the minutes. Commissioner Abreu seconded the motion. The Minutes were approved unanimously.

Economic Development Updates:

Gateway

There have been no surprises and the project is on schedule. He stated that he received a few calls from residents who complained about construction going on at 7:00 AM on Saturday mornings. Other than that, things are going well, especially with the traffic and delivery issues. They are scheduled to open in the fall of 2012.

Coliseum Site

Mr. Bialecki stated that there are three things going on here. First, the discussions with Northland have pretty much slowed to a stop with the developer.

Secondly, he stated that we had a Memorandum of Understanding (MOU) with the Long Wharf Theater that expired at the end of December. We did an amendment with them (Kelly had the authority to do so) for a two month extension in which the City and Long Wharf Theatre (LWT) can agree to a new MOU. They still have an interest in the project. The real issue is funding.

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At this point in time, LWT has an extension on their lease at the food terminal until 2013. The terminal was up for sale about 2 years ago. They have now backed off the sale because of the economy, and are now working to keep their lease. LWT now has a new director and he is working to shift the LWT into another direction.

Lastly, Mr. Bialecki stated that they have been talking with the Knights of Columbus to acquire the lot that is located on George Street. He also stated that when the demolition work on the coliseum was completed, there were a total of three parcels that was created. Over a year ago we sold one of the parcels to them. At the moment they are using it for parking.

360 State Street

The project is moving along. One of the grocers in which the Developer has been in negotiations with is now acquiring the numerous Shaw's stores throughout the state.

The crane has been removed from the site.

Mayor DeStefano's State of the City Address

In his address he spoke about 100 College Street (Route 34 East, the area from Church Street to the Air Rights Garage). The project is moving ahead with the DOT configurations for traffic and other issues. They want to fill all of that area in with new buildings. Mr. Bialecki stated that eventually the idea (as stated in the presentation of the Downtown Crossing concept) was to bring the main sunken piece of Route 34 back to Church Street as the pass through so they could still continue the parking and service deliveries through the underground tunnel. This will be the first building to go into that area from College Street to the Air Rights Garage. The DOT still owns the land. Discussions are taking place with them to turn over the property. Chairman Lopes asked what the time frame is for this project. Mr. Bialecki stated that the target time is the end of the year. This project doesn't have to get approval from the New Haven Redevelopment Agency or the New Haven Development Commission because the State still owns the property.

205 Church Street

Talks with the Developer and State are going forward. Chairman Lopes questioned if this was going to be a hotel? Mr. Bialecki stated yes. He said they are still talking about building the hotel. They haven't come in with their plans for the project yet.

Adjournment:

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting was adjourned at 5:52 P.M.