



**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, March 23, 2010 - 5:30 PM  
New Haven City Hall

**AGENCY COMMISSIONERS PRESENT:**

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

**CITY STAFF PRESENT:**

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

**Call to Order** - Chairman Lopes called the meeting to order at 5:30 PM.

**Approval of Minutes**

Chairman Lopes asked for a motion to approve the minutes of the February 23, 2010 meeting. Commissioner Zangari motioned to approve the minutes. Commissioner Abreu seconded the motion. The minutes were approved unanimously.

**Economic Development Updates:**

**205 Church Street**

The developer has been talking with the City and he presented to the City unofficial plans. The site plans were briefly reviewed and commented on. Financing was an issue and the developers are inquiring as to what they can get from the State of Connecticut. The Connecticut Development Authority has a sales tax exemption on construction materials and services for large projects. If the project happens, it will generate significant sales tax afterwards. This is the type of hotel that will house a banquet facility. They had some initial talks with the State DECD, but they didn't present complete plans to the State at that time. They haven't filed an official application or submitted the backup financial materials they need to. We reviewed some financial documents and asked them questions. The developers are still working on their documentation. It should take a few more months before any decision is made.

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## Mid Block Garage

This is the garage proposal that was originally next to the Wachovia Bank on Elm and behind the Q-Club but was moved to the Wall and State Street location. This is the parcel that the Parking Authority brought from AT&T. The New Haven Parking Authority did an updated feasibility parking study in February 2010. It is basically a demand study that proves that there is a demand for more parking in that area, and the rates in which the City can charge for parking. A decision has to be made now as to whether we should move forward with a garage at this time. Conceptual drawings (not the final drawings) have to be done and then the drawings will be used for the purpose of bonding. When you go to bonding, they want to know if there is a real construction number that they are working with. Part of the demand study as to whether to build the garage or not had to do with whether or not the hotel is going forward. There is a big demand from the hotel for parking; not 100% from the visitors (because they don't all drive), but from those individuals who will attend conferences and seminars; regional and statewide events that will be held at the hotel, as well as weddings, receptions, etc... The issue is the NHPA wants to make sure that there is going to be a significant demand for the garage. The City has to make a decision on the garage at least by summer because there is State funding involved in the project. The talks are still going forward between the City and the developer of the hotel regarding the garage.

Chairman Lopes stated that he thought the garage is a distance from the hotel. Mr. Bialecki stated that there will be a valet service for the hotel. The developer's prefer that the parking lot be offsite. They want to build out on the space where the adjacent service parking lot is for future expansion instead of having a service parking lot.

## Gateway College

No issues to report. The project is moving along and they are on schedule.

## Former Coliseum Site

Mr. Bialecki stated that the discussions are going forward between the City and the Knights of Columbus (KofC) to acquire the lot that is located along George and Church Streets. With regards to selling land to the KofC, they are a major employer, tax payer and have been in the city for a long period of time and this will give them the opportunity grow; and they are growing, so I think we will see something on the site.

The City is working with Long Wharf Theater (LWT) to sign a new Memorandum of Understanding (MOU) to pursue the opportunity for LWT to be part of the future development of the Coliseum. They still have an interest in the location but the current financial environment is such that it may be several years before relocating. Kelly Murphy stated that it doesn't make sense to do a deal now on the Coliseum site. It will be better to wait on the project and get a development we all want, as opposed to rushing into a deal that doesn't provide a real mixed-use development of the appropriate density.

LWT has negotiated an extension on their lease. Chairman Lopes asked how long the extension was. Mr. Bialecki stated the extension is at least until 2013.

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We left all of our choices open – we could go back to Northland or one of the other developers that responded to the RFQ or we could resubmit for the site in the future. The good news is the City is collecting income for parking.

Given the state of the economy, this isn't the time to be out marketing the site – construction lending is extremely difficult to obtain.

### 100 College Street

Ms. Murphy stated that the project is moving forward. The site is located between College Street and the Air Rights Garage in the back of Route 34 right-of-way. It is a four hundred thousand sq ft lab office building, with an 850 car garage, and ground floor retail. We have been meeting with the developer on a regular basis. The State's last session approved the disposition of the land (the highway piece) to the City and we will do a disposition to the developer as part of the development deal. We have an item in the State Legislature now because some of the traffic improvements go east of College Street and some road widening may be necessary east of College and so we are seeking permission for the land. We are working closely with DOT on the traffic improvements. The developer can finance the building and garage himself. The cost is for the public improvements of the highway. We have negotiated that cost down significantly. We put in for a TIGER Grant application, but we didn't get funding on the first round but will reapply in subsequent round. We are still hopeful that we can push money back into the project, but the timing is such that we have to keep plowing ahead with the State and the City to figure out how to pay the infrastructure improvements. We have been in discussions with CDA and DECD; and everyone is on board. The developer wants to start before the end of the year. Ms. Murphy should present something to the Board of Aldermen probably in late spring or early summer.

### 360 State Street

Chairman Lopes asked about the jobs created with the 360 project. Ms. Murphy stated that there are approximately 250 permanent positions and 1200 - 1300 construction jobs associated with the project. All of the construction hiring is going through the Commission on Equal Opportunities (CEO). Part of the requirements of the Development Agreement is that they hire city residents, women and minorities to work on the project. She stated that Suffolk and Becker have been working closely with the Economic Development staff on how to use the resources that are available to the contractors and is discussed in the agreement. She also mentioned that they are participating in a mentor-protégé project and that \$10 Million has been awarded to MBE's.

Mr. Bialecki stated that the front of the building is going up now. It is giving it some form and shape and it not just the tower.

### Quinnipiac Terrace (Q-Terrace):

Commissioner O'Sullivan-Best stated that Q-Terrace didn't come off so good in a New Haven Advocate article. Ms. Murphy stated that CHFA seems to be concerned just about square

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footage costs and does not fully take into account the other benefits of these projects. We have to look at other things and not just the square footage costs.

Recently, the City had a presentation to the CHFA Board (in December) detailing just that regarding Q-Terrace, Monterey Place and Ninth Square. The presentation represented what it was like in all of these places before these developments in terms of crime, investments, jobs and other improvements. We looked at the investments and what these neighborhoods looked like before these investments, and how they are today. We also looked at how many jobs are in the area. We had very compelling evidence that it wasn't just the square footage costs of the building, but it was all of these other investments and that we need to build quality developments that will last. Commissioner O'Sullivan-Best stated that that is what the City did when they decided to split Q-Terrace into the two portions; because there is a market for the homeowner occupied. These are long term investments that spur other investments.

## Parking Study:

Ms. Murphy and Mr. Bialecki agreed to have Michael Piscitelli, Director of Transportation, Traffic and Parking come to next month's meeting to give a presentation.

## Entertainment Industry District:

There is a State program called the Entertainment Industry District. Science Park is a part of the State Enterprise Zone. There are about 10 - 15 of these towns/small cities in the State that are within enterprise zones. New Haven is one of those towns. There used to be a couple of census tracts by Science Park and back in the year 2000 or so, we expanded the zone to other low-income census tracts in the City. What the Enterprise Zone does is give tax credits and incentives to those manufacturing, biotechnology and certain financial businesses. There are a whole new group of industries that exist that are considered entertainment. This new proposed district is geared toward music studios, gaming (video, animation, etc.) that could set-up in New Haven. The proposal will be submitted to the Board of Aldermen and City Plan within a couple of weeks. The State will have to give final approval for this program to be implemented.

## Shaw's Grocery Store:

We are working with Greater Dwight Corporation regarding this property in order to find a quality food market to move into the Shaw's location.

## Adjournment:

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting was adjourned at 6:00 P.M.