



City of New Haven

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

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**KELLY MURPHY, AICP**  
*Economic Development  
Administrator*

**New Haven Development Commission  
Special Meeting  
Tuesday, July 21, 2009  
City Hall Meeting Room #3  
165 Church Street  
New Haven, Connecticut 06510**

**PRESENT:**

**Commissioners:**

Jonathan Koppell (via Conference Call)  
Lawrence Morico  
Chris LaConte  
Kathleen Krolak  
Kevin G. Ewing  
Frances "Bitsie" Clark  
Ryan Munden

**Staff:**

Kelly Murphy, Econ. Dev. Administrator  
Helen Rosenberg, Econ. Dev. Officer  
Raymond Smith, Econ. Dev. Officer

**Others:**

Mary O'Leary, New Haven Register Reporter

**Call to Order:**

Chairman Koppell called the meeting to order at 8:07 A.M.

**Approval of Minutes for June 9, 2009 Meeting:**

Motion was made by Chairman Koppell to approve the minutes for June 9, 2009. Motion was seconded. Vote was taken and minutes approved.

**Update re: Downtown/Gateway Community College:**

Ms. Murphy stated the bids for Gateway Community College (GWCC) were due back in to the State Department of Public Works by July 28, 2009 in hopes to start construction mid-October 2009.

Streetscape and bridge issues still not resolved with DPW. There remains a concern regarding the sky bridge level and the level of transparency.

**Update re: Coliseum:**

Ms. Murphy stated that this project is naturally going at a slower pace due to the state of the economy. Economic Development is looking at phasing the development at the site and has hired local architect Barry Svigels to help figure out the best way to break the project into parcels. The challenge is pursuing opportunities for parking and loading for the site. Funding from the state for LWT is not forthcoming due to a state budget crisis, although on the bright side the state did not say no to a funding request in the future.

Commissioner Clark asked the long range plans of LWT. She asked if it would be a full blown highway or having exits branching off for parking, traffic, and noises issues.

Ms. Murphy said the development would have housing underneath in an e-shape. The slow economy has made it extremely hard to leverage financing from the credit markets at this time. Knight of Columbus is still interested in buying a portion of the parcel to expand on their global headquarters.

**Update re: 360 State Street:**

Commissioner Clark asked who the owner of 900 Chapel was because it is in need of repair work. She mentioned there were problems with all of College Street LLC's properties.

Commissioner Clark also asked about the affordable units at 360 State Street. Because she has interest from over fifty residents; (20) Section 8 list and (30) dependent on neighborhood income levels.

Ms. Murphy stated that Housing Authority has an existing list of Section 8 HUD applicants who will get first choice to the approved units. 360 State Street is in the process for advertising and selection because there is still 16-17 months of construction since the ground breaking. She added it was not uncommon for the residential plan not to be rolled as of yet. Lastly, Ms. Murphy announced the 2<sup>nd</sup> shift works starts August 10, 2009 for steel work.

Commissioner Clark asked if Ms. Murphy could find out the 360 Housing Plan when the roll out date is announced. Ms. Murphy responded by telling the group that Tony Bialecki, Economic Development Deputy Director has done outreach with Rena Leddy, Director of Town Green. She stated that community meetings have taken place on how the 2<sup>nd</sup> shift will operate.

**Update re: River Street:**

Ms. Rosenberg stated that 2/3 of the street improvements were completed. Popular Street was scheduled to be paved in few weeks – catch basins, sewers, drainage approved. Ms. Rosenberg mentioned that environmental testing and the placement of speed bumps would happen the Fall of 2009. Colony Hardware has finalized plans for its new facility in the area, which they will bring jobs to the water front. The City received a \$2.8 M grant from the state; with a scheduled completion date of 2010.

New Haven Awnings is buying 178 Chapel Street and the adjacent City lot (St. Rose Church – allowed to park in there also).

Lynn Ladder signed a Sales Agreement, and the Shoreline Stabilization will take place within the next month.

Ms. Murphy stated that various development projects going on in a city at the same time, makes a stronger push to leverage money from State/Federal Governments.

**Update re: Union Station TOD:**

Ms. Murphy stated that the Department of Transportation has had massive retirements and as a result of the retirements, it has been the cause of delaying progress in addition to the stimulus money not flowing fast enough from the Federal Governments. Economic Development has plans to build out. The garage is not an issue, but there are plans to incorporate office space, housing, and retail space.

**Other Items:**

**Grand Avenue Bridge:**

Commissioner LaConte asked when the completion date would be. Ms. Murphy stated that she would try to retrieve the timeline from Dick Miller, City Engineer.

**Prospect Street Bridge:**

Chairman Koppell stated that Sachem Street/Whitney Avenue has become increasingly congested due to the closure of the Grand Avenue Bridge. Ms. Murphy said that the work that is being done on the bridge and at least a year away from finalization.

**Science Park:**

Commissioner LaConte asked if the lines are going to be buried. He also asked if they had any success in renting out the space, and what types of businesses will they rent to. Ms. Murphy stated that the lines will be buried underground. She also stated that they will be leasing more retail space in October of this year.

**Shubert:**

Commissioner Clark asked what was going on in front of the Shubert Theatre; United Illuminating (UI) had left equipment for water/sewer lines on the street. Ms. Murphy stated that this is not a City project; it is a UI project.

Commissioner Clark commented on the cast of Jesus Christ Superstar paying a visit to Co-Op High School, and how the students were so appreciative of the cast talking to them and giving them advice. Commissioner Clark suggested that maybe a youth exchange/partnership between Barbara Lamb, Cultural Affairs Director and Co-Op High School can have students working in all stages of art at the Shubert from stage hands, box office, production...etc.

**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. **The next meeting is schedule for Tuesday, August 11, 2009 at 8:00 a.m. in the City Hall Meeting Room #3.**