



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

Kelly Murphy
Executive Director

Jorge Lopes, Chairman
John DeStefano, Jr., Mayor

Minutes of the Special Meeting of the New Haven Redevelopment Agency
February 2, 2009, 5:00 p.m.; Meeting Room #1 second floor, New Haven City Hall, 165
Church Street, New Haven, CT 06510

I. Present

Commissioners

Jorge Lopes, Chairman
Mario Zangari
Daisy Abreu

City Staff

Christine Bonanno, Deputy Economic Development Administrator
Michael Pinto, Economic Development Officer
Richard Yao, Economic Development Officer

Guests

Carter Winstanley, Winstanley Enterprises
Carolyn Kone, Brenner, Saltzman and Wallman LLP
Ted DeSantos, Fuss & O'Neil
Dr. Spyros Cardos, St. Basils Church
George E. Katinger, Kenneth Boroson Architects

II. Call To Order:

Chairman Jorge Lopes called the meeting to order at 6:06 pm.

III. Agenda Items

Approval of the Minutes. Approval of the Minutes of the December 16, 2008 Special Meeting of the New Haven Redevelopment Agency was properly moved and seconded.

The Commissioners reviewed the Minutes. There was no discussion. The Minutes were unanimously APPROVED.

344 Winchester Avenue. Christine Bonanno introduced the presentation by Winstanley Enterprises regarding the 344 Winchester Project (former United States Repeating Arms Co.(USRAC) factory). She stated the property was purchased by Winstanley Enterprises in December 2008 and that the Developer intended to make significant investment in the property.

Carter Winstanley of Winstanley Enterprises was introduced and discussed his proposal for the USRAC site. Winstanley indicated that he had presented his plans for the renovation of 25 Science Park and construction of a new parking, retail and R&D facility approximately one year earlier, and that completion of that project is anticipated in September 2009. Since Winstanley began work, the 25 Science Park building improved from 5% to 90% occupancy; and that the firm had already secured the first retail tenant in the new building.

Winstanley indicated that Science Park suffered from four significant problems when his firm purchased Building 25: (1) a lack of parking; (2) a lack of supportive retail; (3) a lack of compatible supportive uses nearby; and (4) a perceived lack of security. The 25 Science Park project will address issues one and two, and the new project at 344 Winchester will help address issues three and four.

Winstanley stated that 344 Winchester which abuts the site of the garage portion of the 25 Science Park project to the north, presents an uninviting blank wall and the faceless, dark and empty space contributes to the perceived lack of safety.

Winstanley proposed an approximately \$20 million investment in the 344 Winchester building, creating a glass facade along the Winchester Avenue; appropriate environmental abatement of contaminated soils and capping of the site; removal of fencing along the Winchester Avenue portion of the property; removal of all barbed and concertina wire around the entire property (a problem repeatedly stated in community outreach meetings); and a complete reworking of the landscaping.

Winstanley stated the goal was to turn the lights on, bring in tenants and open up the building to new profitable uses while at the same time encouraging movement all along Winchester Avenue thus making the area both more lively and addressing the perception that the area is unsafe. The project would not significantly change the Division Street façade in order to respect the residential areas and to avoid lights glaring into residents' homes.

Winstanley concluded the presentation indicating that City of New Haven Fair Employment Standards would be adhered to in construction; that the materials used would embrace the historical feel of the area; and that the property would require no public subsidy and would remain a taxable property.

Commissioner Zangari asked if the plans indicated a brick wall along Winchester. Winstanley stated no, the project would include a brick paver scheme flush with the sidewalk; that the materials as rendered in the architectural image simply blended thus creating the sense of the wall, where in fact, none would exist.

Commissioner Zangari asked whether there would be office space in the building. Winstanley answered that the area along the Winchester Avenue façade was reserved for office use in order to illuminate the street frontage. However, Winstanley also indicated that other uses would be contemplated for other areas of the building.

Commissioner Zangari asked the square footage of the building. The building is some 230,000 square feet all on one floor.

Atty. Carolyn Kone of Brenner, Saltzman and Wallman LLP was introduced to address the zoning and PDD issues. Attorney Kone indicated that the proposed project met the requirements of the PDD #49 as approved and met the standard set in the Newhallville Redevelopment and Renewal Plan. She stated that the project would combat blight; would promote business and promote job growth. Further, increasing the tax base and maintaining respect for the residential area along Division Street would promote the welfare of the citizens of New Haven.

Licensed Professional Engineer Ted DeStantos of Fuss & O'Neill then discussed environmental remediation at the site. He indicated that the plan was primarily to cap the paved areas by re-milling of the asphalt and repaving. Second, all areas of grass and vegetation would be excavated to a depth of two feet and all replaced with clean fill. All trees would be removed to ensure no contamination at roots. A total of 179 new trees would be planted to replace the existing trees.

The remediation project is regulated by Connecticut Department of Environmental Protection through the Transfer ACT Regulations and that the Remedial Action Plan had already been approved.

Commissioner Zangari moved that the project be approved. Commissioner Abreu seconded the motion. The project was APPROVED unanimously.

St Basil's Church. Dr. Spyros Cardos gave an introduction to the background of St. Basil's Greek Orthodox Church. Their presence at the site on Church Street South dated to a 1989 split in the congregation. Some parishioners moved to a new church facility in the suburbs while a smaller group remained committed to New Haven. With assistance from the DiLieto administration, the congregation had purchased land on Church Street South and had eventually built a community center which was also used for religious services.

A plan in 1994 sited a sanctuary in addition to the community center on the site. Also in that plan was a proposal for a taxable portion of the project to include shared parking for the Prince building across Church Street South while reserving the area for the eventual

construction of the sanctuary. The profits from the parking would fund the construction of the sanctuary.

The congregation has since grown and the church is now seeking approval to build the new sanctuary – to be modeled on the traditional “basilica” style. The new sanctuary would seat about 120 persons per service and would meet the needs of the now 150 family strong congregation.

George Katinger, architect for the project, indicated that the existing building and the new building would be sited precisely as planned in 1994 and would be connected by a covered courtyard.

The congregation has strong roots in the community – particularly among the Yale student body and the Yale University faculty.

Commissioner Zangari asked where the front entry façade would be located. The sanctuary’s main entrance would face Church Street South. Dr. Spyros Cardos again indicated it would not be a byzantine style – with the traditional dome – because such styles had proved troublesome in the New England climate; rather it would be a more modest “basilica” style with bell tower and tiled roof. The style would be recognizable to all Greeks and would remind them of their roots.

Commissioner Zangari moved to approve the plan. Commissioner Abreu seconded the motion. The plan was APPROVED unanimously.

Brownfields Redevelopment Grants. Economic Development Officer Richard Yao addressed the Commissioners and indicated that the Economic Development Office had submitted proposals for Brownfields Redevelopment Grants. If funded the Redevelopment Agency would work in partnership with the City of New Haven and the Housing Authority. Yao indicated that the presentation was simply to apprise the Commissioners of the submission and that if any were funded the ED office would return to seek input for projects to be funded.

IV. Adjournment.

Commissioner Zangari made a motion to adjourn. Commissioner Abreu seconded the motion. The Motion to adjourn carried unanimously at 6:07 pm.