



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

Kelly Murphy  
Executive Director

Jorge Lopes, Chairman  
John DeStefano, Jr., Mayor

Minutes  
Special Meeting  
Tuesday, December 16, 2008  
City Hall Mayor's Conference Room  
165 Church Street  
New Haven, Connecticut 06510

**PRESENT:**

**Commissioners**

Daisy Abreu  
Jorge Lopes  
Mario Zangari

**Staff**

Tony Bialecki  
Michael Pinto

**Call to Order**

The meeting was called to order at 6:12 P.M.

**1. Approval of Minutes**

Chairman Lopes asked for a motion to approve the minutes of the November 25, 2008 Regular Meeting. A motion was made and seconded, and all Commissioners voted to approve the minutes.

**2. Amendment to Orange Street MDP**

Michael Pinto of the Office of Economic Development provided background on the Orange Street Municipal Development Plan that was approved in 1979 with the Redevelopment Agency as the designated development agency for the City, tasked with implementing and overseeing the Plan. The Plan is in effect for 30 years and will expire in February 2009. The Redevelopment Agency is proposing a resolution that will extend the Plan for an additional five (5) years. Pinto explained the City development staff is analyzing the State Street corridor within the Orange Street MDP area to determine whether portions of the street can be realigned in a manner allowing for parcels on the east side of State Street, adjacent to the railroad cut/right of way to be expanded thereby

allowing for further redevelopment. The majority of these parcels are owned by the City and are used for surface parking; most are too narrow to be developed with viable buildings. In part this occurred when State Street was widened as a boulevard with several lanes in each direction and a median in the center. While the City owns many of these parcels, extending the effective life of the Orange Street MDP would allow a mechanism for the acquisition of property and would allow the City to apply for State or Federal funding which often require that a plan be in place as a precondition of eligibility. The City Development Administration would have to return to the Redevelopment Agency and to the Board of Aldermen to amend the Plan if a substantial modification of the Plan was to be made. Amending the Plan would be less burdensome and costly than having to start the entire MDP process over again.

Pinto distributed maps of the existing MDP and proposed the Redevelopment Agency adopt a resolution approving an extension of the Orange Street MDP for an additional five (5) years until February 25, 2014. Chairman Jorge Lopes asked for a motion to adopt such a resolution; Commissioner Mario Zangari moved to approve the motion and Commissioner Daisy Abreu seconded the motion. All Commissioners present voted in favor; the motion was approved.

The meeting was adjourned at 6:25 P.M.