

**DRAFT MINUTES**  
**New Haven Development Commission**  
**Location: City Hall/165 Church Street/New Haven, CT 06510**  
**February 10, 2009**

**Attendance:**

The following Commissioners were in attendance: Jonathan Koppel; Marcus Paca; Kevin Ewing; Laura Huizar; Chris LaConte; Lawrence Morico; Shirley Ellis-West; Kathleen Krolak; Alderwoman Bitsie Clark. City Staff was also in attendance including: Christine Bonanno; Kelly Murphy, John Ward; Tony Bialecki; Richard Yao; Helen Rosenberg; Michael Pinto; Nichole Jefferson. Also attending: Carter Winstanley, Winstanley Enterprises, LLC; Carolyn Kone, Brenner, Saltzman & Wallman, LLP; Ted DeSantos, Fuss & O'Neil; Leonard Honeyman, Reporter for New Haven Independent.

**Call to Order:**

Chairman Koppel called the meeting to order at 8:00am.

**Approval of Last Meeting's Minutes:**

The members of the Commission approved the minutes of the January 13, 2009 meeting. A motion was made and seconded (Clark—LaConte). The vote was taken and the minutes were approved unanimously.

**Science Park MDP—Approval of Project for Parcel F and Portion of Parcel G (344 Winchester Avenue) (*materials attached*):**

Ms. Bonanno introduced Mr. Carter Winstanley to provide for the Commission a brief overview of the project and approval request. Ms. Bonanno noted the Commission would be required to acknowledge compliance with the Science Park MDP in the areas of: general purpose, uses, design, landscaping, signage, and additional controls.

Mr. Winstanley began by giving the Commission an update on the garage/retail/office project next to 344 Winchester that was approved by the Commission in May, 2008. Transformation of the site has begun and it is anticipated the building would begin in May of this year. When Mr. Winstanley bought 25 Science Park in 2007, there were three areas that needed to be addressed to fill the under utilized buildings: 1) parking 2) perceived security 3) retail and supportive uses. The garage project addressed these issues on only about 40% of the Winchester Block. Purchas of the USRAC ground lease allows the transformation to be completed in the following ways:

- By bringing people to the street rather than providing “secure” underground tunnels to and from parking, by opening bike paths, utilizing the Farmington Canal Railway and providing retail business locations, the perception of a less secure neighborhood would be tackled.
- In an effort to open the streetscape and connect the building to Winchester Avenue, the façade of the building will be removed and replaced with a glass and brick façade along Winchester Avenue. The main entrance will be moved to Winchester Avenue providing for a well lit/transparent element for the outside, as well as allowing for natural light within the building.
- During the community meetings, it was determined the residents were uncomfortable with the wrought iron, “gated” feel of Science Park. As such, the fencing along Argyle and

Winchester has been removed. Barbed wire fencing along the bike path has been removed to allow for access.

- Fencing along Division Street is to remain allowing the residential neighborhood to be protected by light and sound pollution.
- Non-functioning and outdated mechanicals will be removed and replaced with proper sound and visual barriers.
- Commissioner Koppel questioned whether the building along Winchester Avenue was designed with such a deep set back as an expansion area. Mr. Winstanley noted while this area would certainly lend form to expansion, it was not the ultimate goal at this point in the project. He also noted the lot serves as an environmental cap on the site.
- Commissioner LaConte questioned the targeted tenants. Mr. Winstanley noted currently Yale has shown the greatest interest in the project, looking to transfer a data center, office space and copy center; the building space lends itself to a myriad of uses.
- With the fair amount of remediation that will be required of the site, Mr. Winstanley estimated the construction time would be approximately 12—24 months to begin by summer of 2009.
- Commissioner LaConte questioned why Building 25 required a 4 to 1000 parking-to-square footage ratio while the new building only offered an approximate 2 to 1000 ratio. Mr. Winstanley informed the commission Building 25 is office space, therefore, 4 per 1000 is standard. The uses proposed for 344 Winchester require the 2 per 1000 standard.
- Commissioner LaConte commented the project provides significant expansion space of which there is little available in New Haven.
- Ms. Bonanno noted much space available in New Haven for Yale tends to be tax-free. Science Park will be a taxable location.
- Commissioner Ewing asked if the retail would just be for the workers in Science Park. Mr. Winstanley stated the retail space available is not only for support of the office spaces but for further stabilization of the neighborhood. The project has allowed for expansion of the street for on-street parking and ground floor, free parking at the garage. Additionally, the intention to lease corner space to a restaurant is being explored.
- Ms. Kone thanked the Commission and pointed Commissioners to page 6 of the packet supplied which outlines the requirements under the Science Park MDP. She noted the project will offer not only revitalization to the neighborhood, offering employment opportunities not only in the finished product but the construction phases.

The Commission moved to approve the Project for Parcel F and the Portion of Parcel G (344 Winchester Avenue) as described in the material offered. A motion was made and seconded (Ewing—Huizar). The vote was taken and approved unanimously.

### **CEO Presentation**

Ms. Nichole Jefferson, Executive Director of the Commission on Equal Opportunities provided an overview of what CEO does and its role in providing oversight and monitoring of city contracts, construction and projects. Ms. Jefferson stated any project receiving City, State or Federal funding is required to follow guidelines overseen by her office.

Ms Jefferson spoke on the Construction Workforce Initiative Program (CWIP), the only career development initiative of its type in the region and offered the following information:

1. Five (5) full time foremen work on site from 6:30a to 3:30p.

2. The School provides on-job and on-site training for students while rehabilitating units of a building to low-income housing.
3. The program runs for 12 weeks.
4. Five (5) Unions have signed on to work with the program, thus enabling students to apprentice with these unions.

CWIP offers a pipeline to those contractors allow them to readily achieve compliance under the CEO guidelines. She also spoke of the Youth Build Program, a partnership with Project More and Empowerment Zone, offering on-job training to at-risk youth between the ages of 16-23 and requiring any participant to work toward their GED.

- Commissioner Ellis-West asked about job-retention rates after completing the program. Ms. Jefferson stated the rate is quite high and rising as the program offers a true-to-life training program and provides for physical as well as intellectual preparation for construction work.
- Ms. Jefferson noted as the program has evolved, she has worked to properly handle issues contractors have had in the past and prevent them from hiring these students. By requiring applicants to have a GED, Driver's License, Social Security Number, Proof of Residency and Birth Certificate and by requiring background checks and drug screening, she is able to provide the best possible workers to the contractors, and this has been a key to successful retention by students.
- Ms Jefferson stated last week the program took in over 500 applications and of those accepted approximately 265 into the program.
- Commissioner Morico questioned if the CEO has enough funding, suggesting the alternatives to not funding a program such as this would be to build additional prisons. Ms. Murphy stated less than 10% of the program's budget comes from the City's General Funds. The additional funding is received from grants which Ms. Jefferson has applied for and fundraisers given.
- Commissioner Huizar questioned whether subcontractors are required to follow the same standards. Ms. Jefferson noted all contractors, subcontractors, and tiers are required to not only meet the standards set by city ordinance but to meet on a regular basis with staff to ensure compliance. The office also has a 3 strike rule for those contractors who are found not in compliance and fined, they can be disbarred.
- Ms. Jefferson provided additional supportive information and data to the Commission including:
  - At the recently completed Troop School, workers were made up of 381 minorities, 186 New Haven Residents, and 51 women.
  - New Haven residents received \$1.4 Million in wages and \$2.3 Million in union benefits.
- In 2007, New Haven was awarded the Best Hiring Practices in the country.

### **River Street MDP Update**

Ms Rosenberg offered a brief update on the progress of the River Street MDP including:

1. \$2.8 Million approved at the Bond Commission in January.
2. Groundbreaking for the Colony Hardware Project is anticipated for May/June of this 133,000 square foot building.
3. Bid package for the side street improvements have been sent out.

Since it was late, the Chairman stated the remaining issues on the agenda will be taken up at the next meeting.

**Adjournment**

A motion was made and seconded (Clark—Krolak) to adjourn the meeting. A vote was taken and passed unanimously. The Chair adjourned the meeting at 9:20am.