



**City of New Haven**  
**Office of the Economic Development**  
**Administrator**  
**165 Church Street**  
**New Haven, Connecticut 06510**



Kelly Murphy, AICP  
Economic Development  
Administrator

New Haven Development Commission  
Regular Meeting  
Tuesday, September 9<sup>th</sup>, 2008  
City Hall Meeting Room#1  
165 Church Street  
New Haven, Connecticut 06510

MINUTES

**PRESENT:**

**Commissioners -**

Bitsie Clark  
Jonathan Koppell  
Kevin G. Ewing  
Laura Huizar  
Kathleen Krolak  
Larry Morico  
Ryan Munden

**Staff-**

Kelly Murphy, Econ. Dev Administrator  
Tony Bialecki, Deputy Director, Econ. Dev.  
Helen Rosenberg, Economic Development  
Carl Amento, Deputy Corporation Counsel

**Others:**

Mary O'Leary, New Haven Register  
Victor Zappata, Yale Daily News  
Leonard Honeyman, New Haven Independent

**Call to Order**

The meeting was called to order at 8:11 a.m.

**Approval of Minutes**

Approval of the minutes of July 8, 2008 and August 12, 2008 was motioned by Bitsie Clark, and seconded by Kathleen Krolak and then were unanimously approved.

Jonathan Koppell explained that this is a follow up from previous discussions regarding Municipal Development Plans (MDPs) and that after review by Commission members, it would be great to have one or two members assigned to each MDP.

## **Overview of MDP Legislation**

This state statute calls for DECD to oversee the program. It is organized so that cities may acquire property to package them for redevelopment under a plan for economic health and well being.

The Development Commission under the state statute, is the one that develops and approves the local plan and forwards the plan for approvals to the BOA.

MDPs have a 30 year life. Besides acquisition an approved MDP unlocks opportunities for funding for implementation through DECD for infrastructure, acquisition, and cleanup.

### **Middletown Avenue MDP**

Middletown MDP the oldest in the city just expired in August. This was the first industrial park developed as a MDP, but not the first industrial park- The Long Wharf Food Terminal and the Boulevard were the first in the early 60's. The Middletown MDP was successful. A general statement about MDP's overall is that once the land is bought up and developed per the Plan, the City's role is very limited (easements, drainage, etc.). We try to create these MDP's so the City has no maintenance.

Larry Morico asked if buildings were demolished as part of the plan. It was noted in the summary that nine buildings were non-conforming uses and Helen and Tony remembered some demolitions were part of this MDP and would assume it would relate to non-conforming uses.

Jonathan Koppell asked if there was potential for more development in the area since it doesn't look fully developed. Helen Rosenberg stated that G and O were located on twelve acres but most of it is wet lands so not much room for additional development.

Laura Hulsizer asked about job creation information from these older plans. Kelly Murphy responded that part of this current effort to catalog the MDP's is to organize this data, MDP expiration dates, job creations, etc. She stated that she would try to get an intern to look at historical information, but it will be tracked more accurately going forward.

Ryan asked about how these requirements are tracked over time, through the MDP or through LDA's. Kelly responded that specific requirements per business are tracked through LDA's; the MDP's sets the framework for development.

### **Orange Street MDP**

The New Haven Register building was originally located along Orange Street, was going to expand there, but then moved to Long Wharf. SNET was going to take the land for a new building so the Register building was demolished. SNET never built new facilities rather a modification was done and surface parking was created for their employees.

Kelly Murphy mentioned a study the city will be undertaking along State Street. This study will look at narrowing State Street to allow for development on east side along the rail cut. This is a preliminary look at traffic impacts and what development sites could be created and would create an opportunity for a more active State Street corridor by creating sites that could be developed in the future.

## **Quinnipiac River MDP**

City not actively involved after sale. Good for us to find out about jobs, etc. City has a Port Authority, Judy Sheffele is the Executive Director- maybe invite her in to talk about the Port activities. A lot going on, LU plan.

## **Mill River MDP**

A main road created through the area- John Murphy Drive and James Street. This is a very successful MDP. Older industrial buildings, wet lands, not very active. A former company called Board and Carton was vacated and left a large facility which eventually was bought by the Starter Corporation (made sports clothing), building itself very successful, filled out now with smaller businesses there Also in the MDP is NH Masonry, a metal fabricator, Chabaso Bakery and Applied Engineering is now there with 300 plus employees.

At the request of businesses there, a day care center was created- 17, 18 years ago- now called LULAC, which is used, and is an advantage for workers and residents.

It was suggested that this MDP boundary may need to be expanded to include St.Gobain and the Simkins sites which are both vacant and nearby.

## **Other MDPs**

**1 Long Wharf MDP** – This was an MDP created for this one building and has been very successful. There are new owners (about 2 years) and they have made a substantial investment in the site.

**Downtown, River Street and Science Park MDP's** have been discussed a lot recently so was not discussed today as part of the overall MDP review.

**Route 34 West MDP** is in process as discussed at last NHDC Meeting. Future meeting dates regarding the MDP will be shared with NHDC members.

## **Other Matters**

Tony Bialecki spoke about the Boulevard area as an area that is under utilized mentioning that the City has looked at this area over the years but that this is a challenging site, 20 acres- environmental contamination and wet lands. Recently owners talked about selling parts of the site for development.

On another matter Tony explained that City staff will be conducting a parking inventory during the week of September 22<sup>nd</sup>. This inventory will include: parking garages, lots, on-street parking, pedestrian counts and bicycle counts. This inventory will be looking at capacity and utilization.

The meeting was adjourned at 9:15 A.M.