



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 Redevelopment Authority
Regular Meeting
Tuesday, August 26, 2008
City Hall Meeting Room#1
165 Church Street
New Haven, Connecticut 06510

DRAFT MINUTES

PRESENT:

Commissioners -

Jorge Lopes
Fred Maretz
Mario Zangari
Daisy Abreu (awaiting final BOA approval)
Ald. Brison

Staff-

Kelly Murphy, Econ. Dev Administrator
Tony Bialecki, Deputy Director, Econ. Dev.
Richard Yao, Economic Development Officer
Susmitha Attola, Asst. Director, City Plan
Christine Bonanno, Deputy EDA

Others:

Michele Whelley, Economic Development Corporation

Call to Order

The meeting was called to order at 6:05 a.m.

1. Introduction and update on the Economic Development Corporation – Michelle Whelley

Michelle Whelley introduced herself; she is the CEO of the newly formed Economic Development Corporation of New Haven (EDCNH). She provided an overview of the Corporation activities to date. The EDC offices are located at 195 Church Street and began operations on April 1, 2008. The first few months focused on setting up the office and hiring staff. The EDC Chairman is David Silverstone and the Corporation Board has representatives from the City and Yale and three representatives from the business community including two small business owners – one from the Grand Avenue commercial district and one from Whalley Avenue. Michele stated that the organization is positioned to be lean and mean and will not duplicate services provided by other organizations. The EDC is a partnership between the City, institutions and the business community. The EDC will focus on four main areas:

- Business Retention and Business Attraction – This is a main focus of the EDC, to retain companies and identify issues with existing businesses to both retain the firms in New Haven and assist them to expand here in the city. The EDC is surveying individual firms regarding any issues/impediments to their growth is following up directly with businesses and is looking to formulate programs or initiatives to address these impediments (i.e. access to capital, technical training, financing, help accessing City and State resources, etc.) as needed. The EDC is also working on business attraction efforts with the City and other entities. They are working on a database of businesses on the City and looking at trends of business growth and opportunity.
- Neighborhood Business Districts – the EDC will work on capacity building with local business groups in the commercial districts, identify and work with the groups on revitalization efforts and work on funding strategies, including grants and business improvement districts/special service districts on a case by case basis. The first commercial districts that the EDC will be focusing are Whalley Avenue and Grand Avenue. These are fairly strong commercial districts where EDC help can bring them to a new level of activity and growth.
- Business Resource Center – Assist businesses as a clearinghouse for information, referral to agencies, banks, other resources. Michele envisions that the EDC will intervene and follow through and actually resolve issues not just make referrals.
- Role to support City government in development issues/policy and assist in strategic planning issues.

2. Approval of Minutes

A quorum now present (Commission Zangari entered during Ms. Whelley's presentation), Chairman Lopes asked for a motion to approve the minutes of the July 8, 2008 meeting, a motion was made and seconded, and all members voted to approve the minutes.

3. Proposed Route 34 West MDP Update - Susmitha Attola, City Plan, Richard Yao, Economic Development

Susmitha Attola, the new Assistant Director of City Plan explained that the City is undertaking a Municipal Development Plan process for the 37 acres of the Route West area. The MDP process, once approved, will allow the City to access State funding for required infrastructure that is necessary to develop the area.

- A schedule was distributed to the NHRA members showing the steps and timeframe to implement the Route 34 Municipal Development Plan (MDP). Susmitha explained that there was a presentation made at the Kick off Stakeholder Committee meeting on July 29th. She provided an overview of socio-economic data of the area, described key planning issues, a zoning analysis, existing infrastructure and infrastructure required, traffic conditions and issues. Richard Yao provided an overview of the Economic Development Strategy to be developed as part of the MDP focusing on job growth, access to capital for businesses and entrepreneurial opportunities. The City is working with the area organizations and residents to determine what kind of businesses does the area need and want and how to provide training and other assistance for residents.

- A workshop with representatives of the various neighborhood organizations (such as the Hill Development Corp, West River, Greater Dwight, the neighborhood management teams) and residents will be held sometime in late September. A presentation will also be made to the next City Plan Commission. Additional meetings of the stakeholders and neighborhood meetings will be held throughout the MDP process. Based on the proposed schedule the MDP will be coming for public approvals (through the Development Commission and the Board of Aldermen by late spring 2009).

4. Science Park MDP Update – Richard Yao

- Richard Yao provided an overview and a bit of history of the Science Park MDP designated as an MDP in July 1981 with a 30 year life. He distributed a map of the Science Park area. These buildings were originally owned by Winchester and purchased by the Olin Corporation. In the 1980s portions of the industrial complex eventually became known as Science Park which is owned by the Science Park Development Corporation (SPDC) in cooperation with Yale, the City of New Haven and the State of Connecticut. Several of the buildings (Buildings 4 & 5) have been renovated and are owned by the Development Corporation and are almost fully occupied while others are ground-leased for development including:
 - Building 25 is now owned by the Winstanley Enterprises. This 270,000 sf is being renovated and a new 1186 space garage “wrapped” with office and retail is being built across the street on Tract B-1 and the long vacant building on Tract B-2 will be demolished. The project is scheduled to begin in mid August. This \$30 million project is expected to be completed by Summer 09’. Occupancies in the renovated Building 25 will begin this October with new lab space coming on line in November.
 - The buildings known as Tract A (at Winchester and Munson) which comprise the original factory and headquarters of Winchester were put out to a Request for Qualification by SPDC last fall and Forest City was selected last December as the preferred developer. Forest City is in their due diligence period and they are in preliminary discussions with SPDC about the project.
 - On September 18, 2008 the City will host a joint meeting of the Dixwell and Newhallville Management teams along with neighborhood residents to discuss the Science Park area. This meeting will include representatives and presentations from many city departments. A notice will be sent out to NHRA members on the time and location of the meeting if anyone wishes to attend.

5. Downtown Update – Tony Bialecki

- Shartenberg (360 State Street) – The developer, Becker and Becker is preparing to begin construction in mid-September. Becker recently signed an agreement with Suffolk Construction for a project whose construction cost are \$149million. Total project cost are estimated at \$180million. If construction begins in September the project schedule calls for completion in the Fall of 2010.

- Gateway Community College – The CT Department of Public Works manages the construction of the college and are currently 85% through design drawings with an anticipated completion in late fall of 08'. The project would be put out to bid in early 09' with construction expected to commence in mid 09'. The former Macy and Malley properties on which the college will be built will be transferred to the State in September /October of 2008. The completion of the new facility is still on track to open in the fall of 2012. This is projected to be a LEED Gold project. Initially, LEED was not part of the project but through the efforts of the Development Commission, alders and the City, the project now has a high LEED standard.
- Coliseum Site Request for Qualifications (RFQ) – City staff is undertaking further due diligence on two of the development entities (6 firms initially responded to the City of New Haven s RFQ), Northland Investment Corporation and Archstone. We will be looking at the firm's references, a review of financial capacity, visiting recent projects and requesting additional clarification on specific issues. A third team (Richmond, McCormack Baron, Herb Newman) although not officially eliminated are not undergoing further due diligence. Staff will report back to the ad-hoc review committee over the next several weeks on their findings at which time a recommendation will be made to pursue negotiations with one firm. A decision is likely in early September.

The meeting was adjourned at 7:20 p.m.