



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

Kelly Murphy  
Executive Director

Jorge Lopes, Chairman  
John DeStefano, Jr., Mayor

Minutes  
Regular Meeting  
Tuesday, November 25, 2008  
City Hall Meeting Room#3  
165 Church Street  
New Haven, Connecticut 06510

**PRESENT:**

**Commissioners**

Daisey Abreu  
Jorge Lopes  
Fred Maretz  
Mario Zangari

**Staff**

Tony Bialecki  
Susmitha Attota

**Call to Order**

The meeting was called to order at 6:03 P.M.

**1. Approval of Minutes**

Chairman Lopes asked for a motion to approve the minutes of the October 28, 2008 meeting. A motion was made and seconded, and all members voted to approve the minutes.

**2. City Project Updates**

Tony Bialecki provided an update on several downtown projects. He indicated that the "Shartenberg" or the 360 State Street project as it is now called is well underway with earthwork and sheet piling taking place over the last two months. As part of the remediation process soils with higher levels of contamination have been shipped out to special landfills and clean fills at lower depths are being brought to the City-owned River Street project where fill is needed for developments to raise parcels above flood stage. A ceremonial groundbreaking will take place at the site on December 1, 2008 at 11:00a.m. Members of the Authority have been invited.

Bialecki reported that several meetings have taken place between Northland Investment Corporation and the City of New Haven beginning negotiations on the development of the former Coliseum site. Meetings have also begun between Northland, the City and the Long Wharf Theatre who will part of the development. It is anticipated that negotiations will continue into 2009 resulting in an initial Memorandum of Understanding between Northland and the City and by the end of 2009 a final draft of a Development Agreement and a Land Disposition Agreement.

Bialecki also provided a brief update on the new downtown Gateway Community College project noting that on November 12<sup>th</sup> the State Department of Public Works, the architects and engineers for the project met with a variety of City departments to present the project and solicit any comments or issues they should pursue further. Large state projects of this type do not have to obtain local building approvals or fire marshal approvals as they follow the state code and are reviewed by state review agencies. The meeting was helpful and further discussions are to follow on the Church Street service tunnel infrastructure under the former Malley and Macy blocks that also serves 900 Chapel and the Omni Hotel. The State will be making certain upgrades to the tunnel under where it will be building and the City will make upgrades on other portions using the balance of the State of Connecticut grant in part used for the demolition of the Macy building.

Susmitha Attota of the City Plan Department provided an update of the Route 34 West Corridor Development project involving the land west of the Air Rights Garage out to the Boulevard. The planning efforts are now focused on the vacant land and involve significant community outreach and involvement as the City moves to develop a Municipal Development Plan for the area. Attota distributed a meeting notice of an invitation to the third informational Workshop, "The Plan Ideas Workshop" on December 8, 2008. Attota also distributed a memo describing a summary of the first Public Informational Meeting held on October 6, 2008. She encouraged all of the Authority members to attend the December 8<sup>th</sup> meeting.

### **3. Distribution of the Final Downtown Parking Report #3**

The final version of the recently completed Downtown Parking Report #3 was distributed.

### **4. Other**

Bialecki reported that over the last 30 years the City has been establishing Municipal Development Plans (MDP's) or districts enabled under State Statute 132 to enable municipalities to assemble, improve and dispose of land or buildings or both to be used principally for industrial or business purposes. In many ways similar to Redevelopment Plans this statute was written originally to focus more on industrial and business improvements vs the Redevelopment Plans which usually included significant residential development and code enforcement in the early years. He stated that most of the MDP's

of recent years such as the River Street or the Downtown Gateway Plans have been administered by the New Haven Development Commission as the designated development agency for the City. But one of the first MDP's, the Orange Street Municipal Development Plan, was created using the Redevelopment Authority in February, 1979. The area is generally bounded by Orange Street, State Street, Wall Street and Trumbull Street and was amended once in 1981. The Orange Street MDP is scheduled to expire in February of 2009 and the City would like to extend the life of the MDP for several more years. Information will be sent out to members of the Authority in the next couple of weeks.

The meeting was adjourned at 7:15 P.M.