

# New Haven Development Commission

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September 13, 2023

**CITY OF NEW HAVEN**  
JUSTIN ELICKER, MAYOR  
BOARD OF ALDERS

**TOGETHER**  
**NEW HAVEN**

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# Agenda

1. Welcome
2. Approval of Minutes
3. River St MDP Bigelow Square Development
  - Development Presentation
  - NHDC Resolutions
4. Economic Development Updates
5. Questions/Discussion

# 3 - Bigelow Square Development

September 13, 2023

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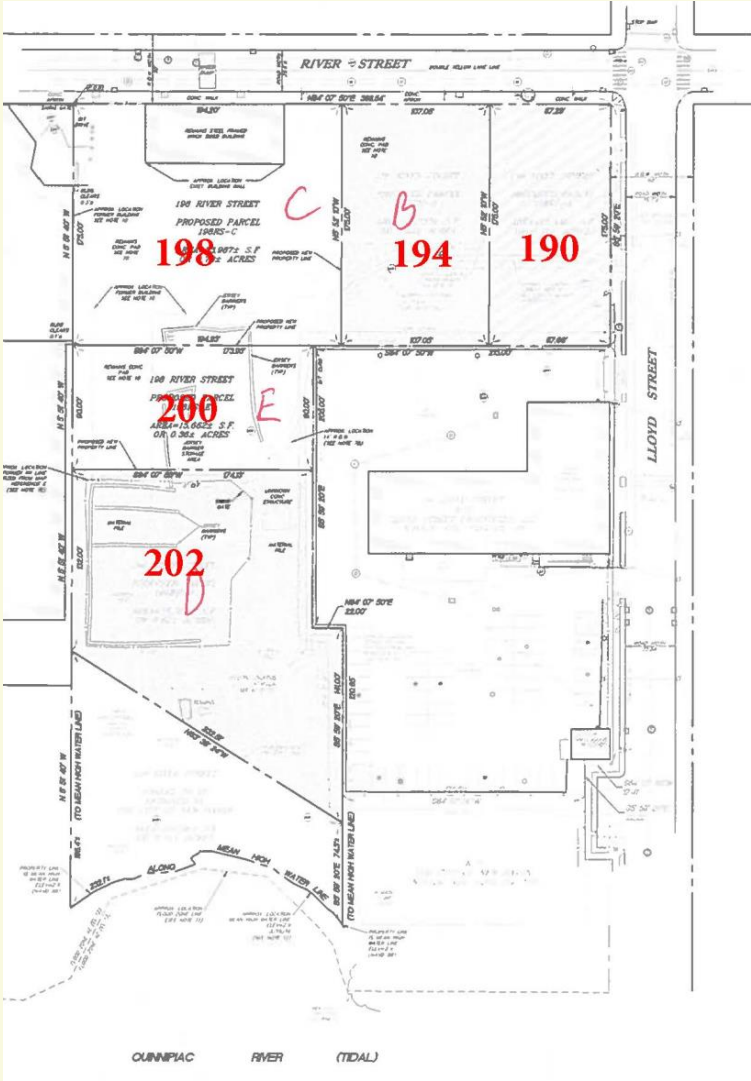


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# Background

- 2002: Board of Aldermen approved River Street Municipal Development Project Plan, which includes the former Bigelow Boiler complex
- 2006: City acquired former Bigelow Boiler complex, comprising several parcels of land
- 2007: City stabilized some Bigelow Boiler buildings and leased 34 Lloyd Street parcel to Capasso Restoration, which renovated and occupied it
- 2015: City completed remediation of 34 Lloyd Street and conveyed it to Capasso Restoration; City abated and stabilized remaining Bigelow Boiler buildings along River Street and demolished remaining partial structures behind them
- 2017: City signed a lease with Bigelow Square to remediate and conditionally convey the remainder of the Bigelow Boiler complex to it
- 2021: City Building Official ordered demolition of all remaining historic buildings besides Building Two due to exigent health and safety issues
- 2022: City completed remediation of 190 River Street parcel and conveyed it to Bigelow Square, which renovated and leased it to Armada Brewing
- 2023: City Building Official ordered demolition of Building Two due to exigent health and safety issues; demolition and removal underway

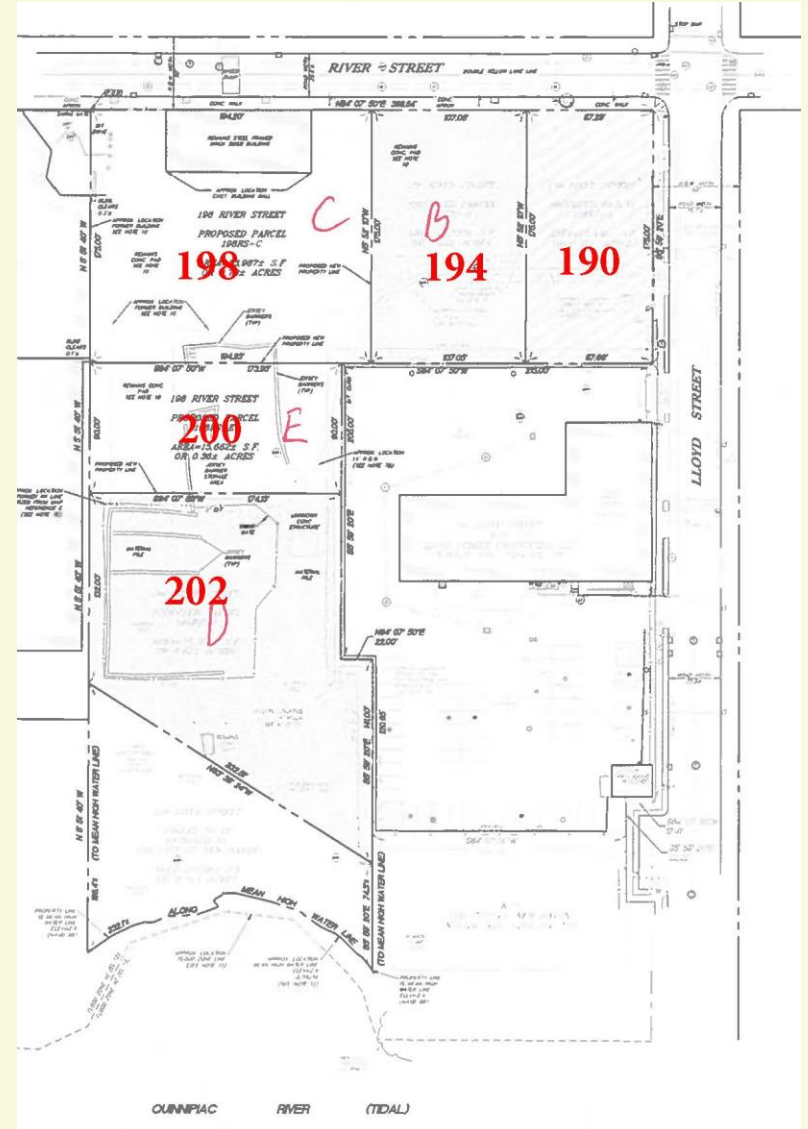
# Bigelow Boiler Complex



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# Plan

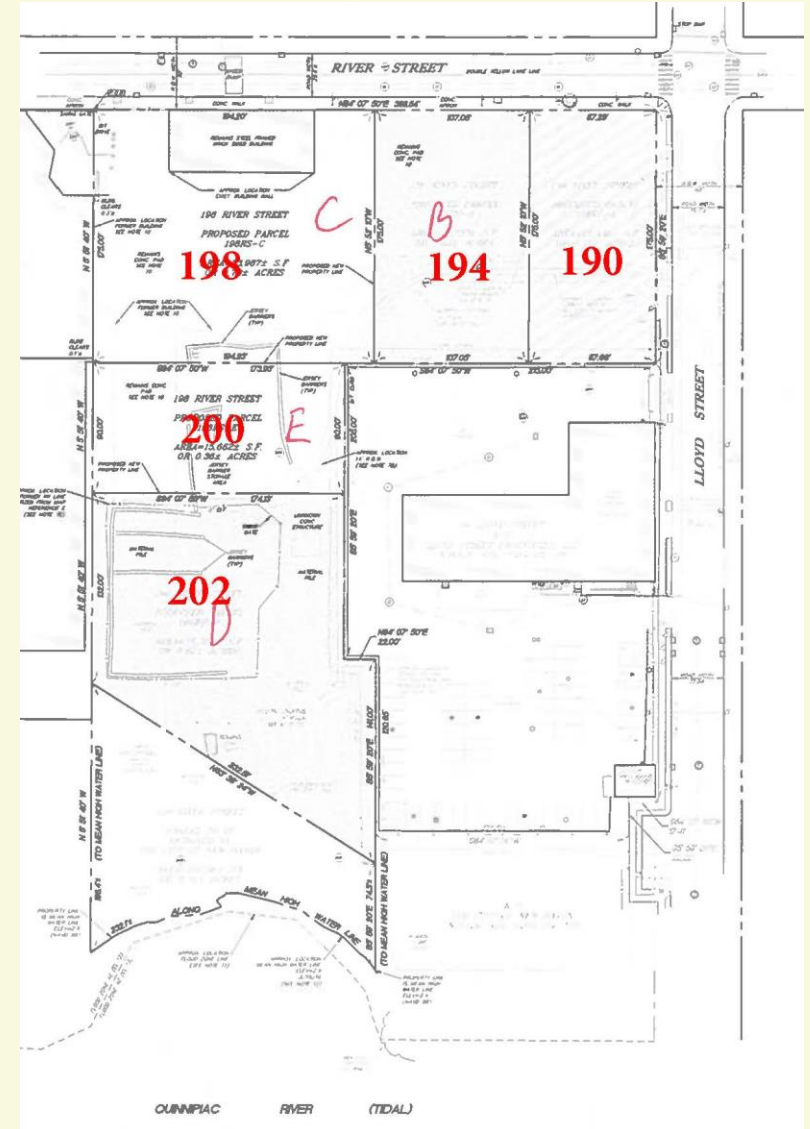
1. City and Bigelow Square create a new legal arrangement
2. City remediates Parcel C (198 River Street) and conveys it to Bigelow Square
3. Bigelow Square builds a commercial building on Parcel C
4. Bigelow Square builds a parking lot for on Parcel B (194 River Street) for its tenants
5. Bigelow Square constructs a storage area for Capasso Restoration on Parcel E (200 River Street)



# Step 1

## City and Bigelow Square create a new legal arrangement

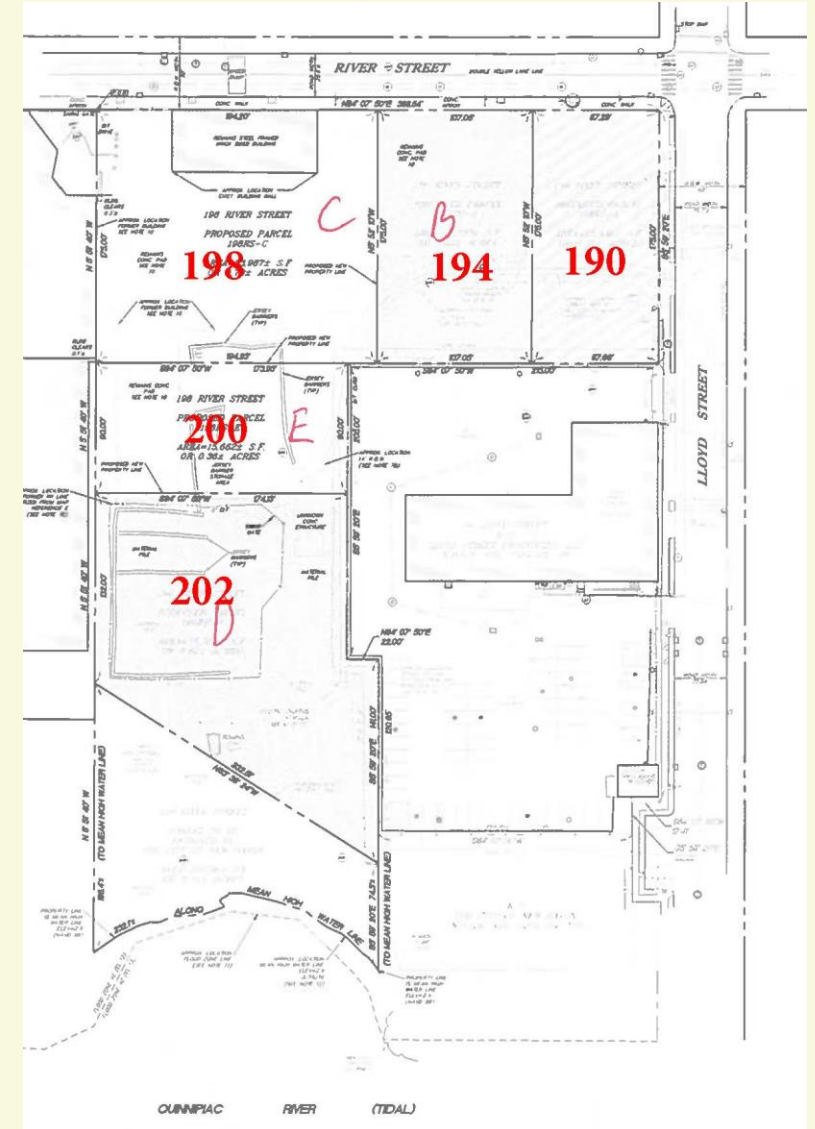
1. City and Bigelow Square terminate 2017 Lease
2. City and Bigelow Square sign Development and Land Disposition Agreement (DLDA) for Parcel C
3. City and Bigelow Square sign 98-year leases on Parcel B and Parcel E



# Step 2

## City remediates Parcel C and conveys it to Bigelow Square

1. City uses \$969,750 DECD grant to excavate and remove PCB-laden soils on Parcel C
2. City grants Bigelow Square \$400,000 to complete remediation on Parcel C by:
  - a. importing clean fill
  - b. raising the site two (2) feet above Base Flood Elevation

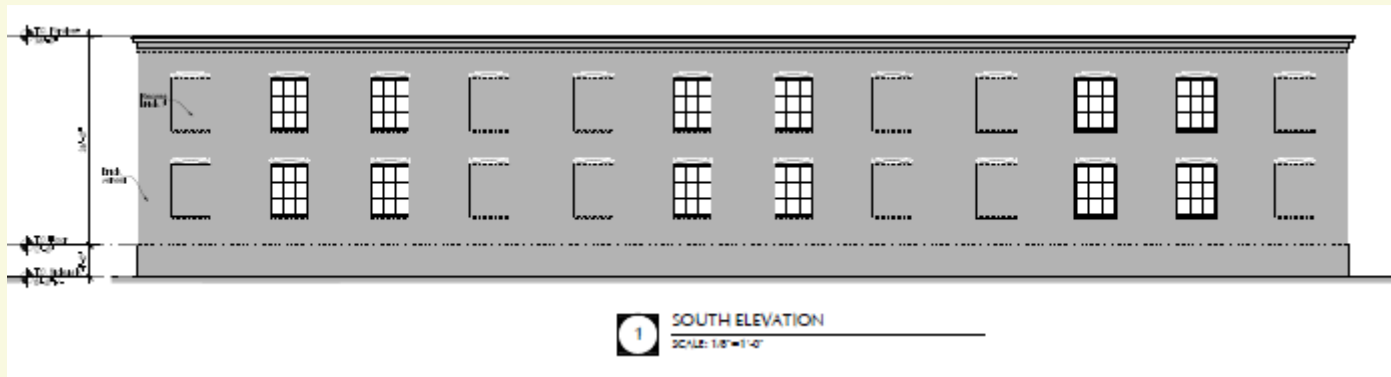




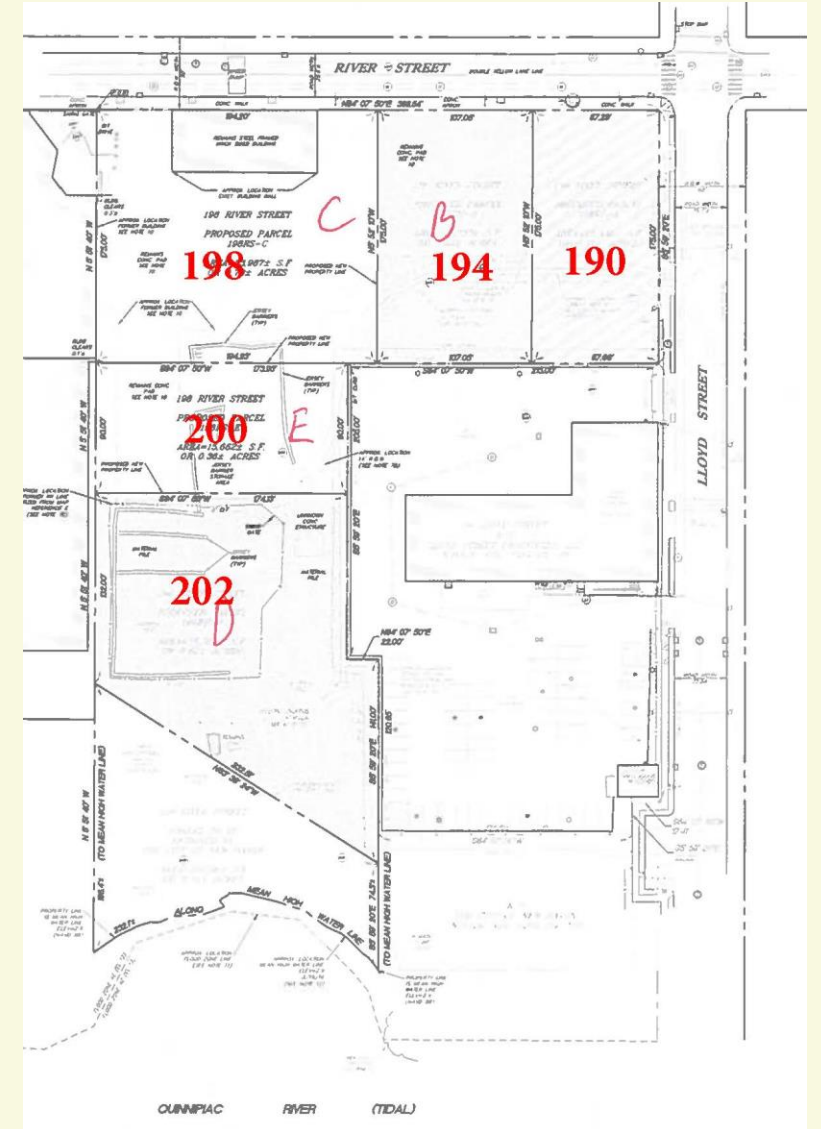
# Step 3

## Bigelow Square builds a commercial building on Parcel C (198 River Street)

1. 10,000-square-foot building
2. Light industrial/commercial uses



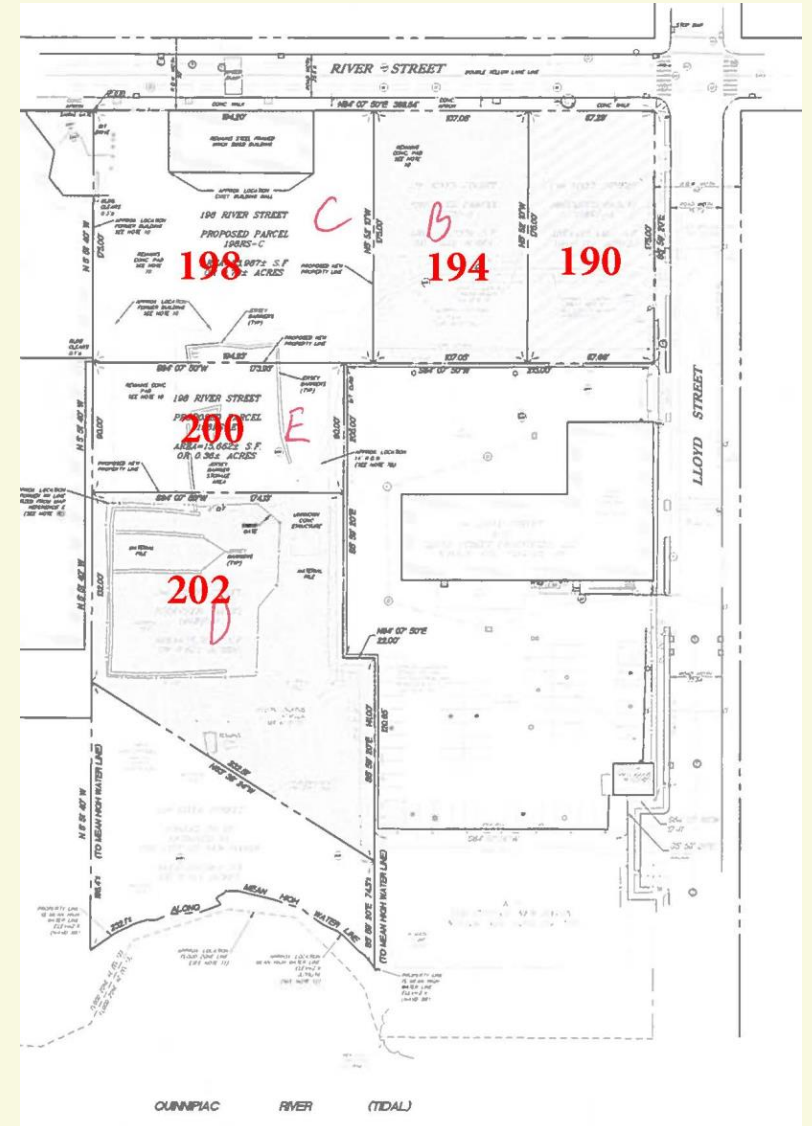
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# Step 4

## Bigelow Square builds a parking lot on Parcel B (194 River Street) for its tenants

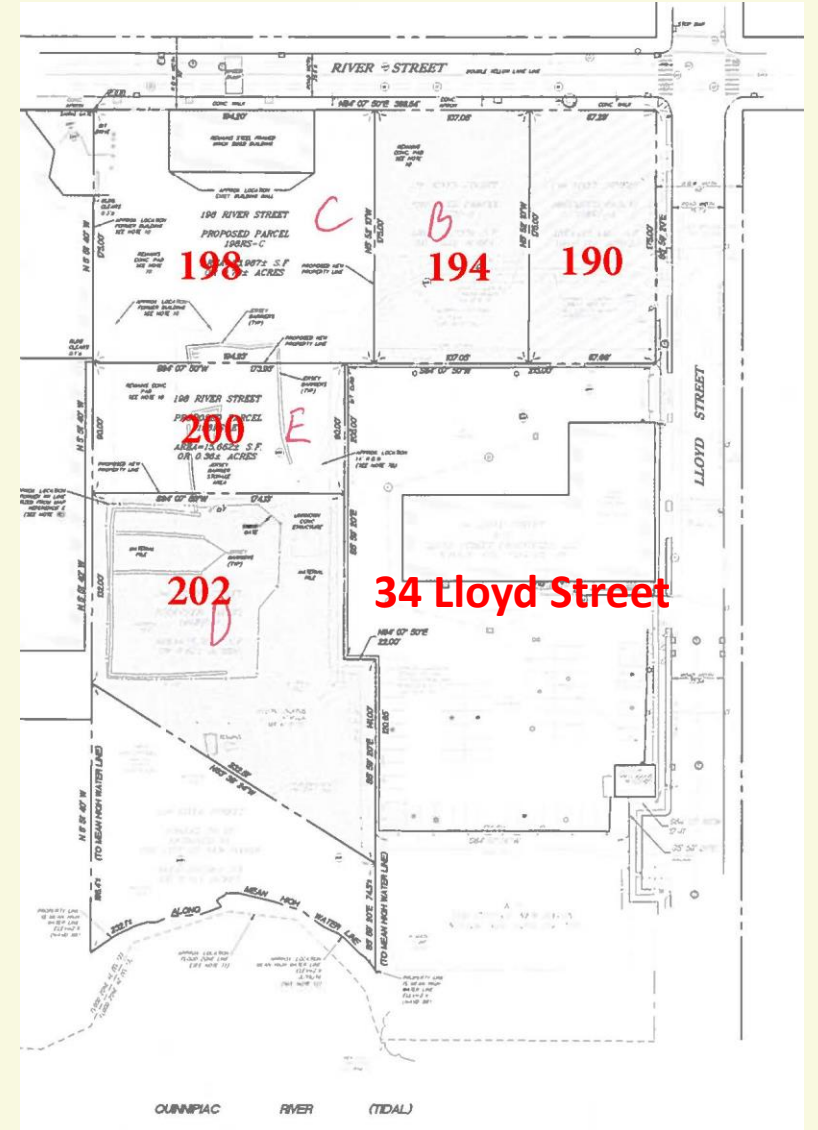
1. 19,000-square-foot parcel
2. Caps contaminated soil
3. Serves its adjacent tenants:
  - a. Armada Brewing (190 River Street)
  - b. Parcel C building tenants



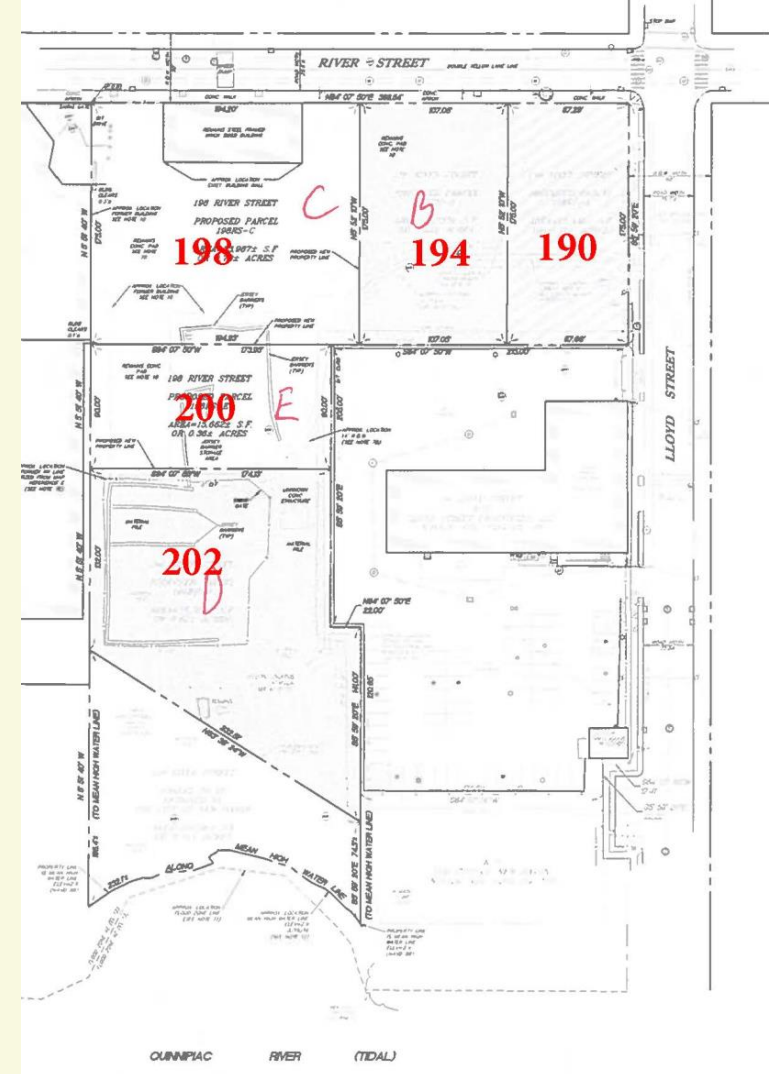
# Step 5

## Bigelow Square constructs a storage area for Capasso Restoration on Parcel E (200 River Street)

1. 16,000-square-foot parcel
2. Appropriately-stored materials and equipment of Capasso Restoration, which is located at the adjacent property of 34 Lloyd Street



# Questions & Answers



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# 4- Economic Development Updates

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Economic Development  
Administration

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# An American Rescue Plan for our Community



**Youth  
Engagement  
& Early  
Childhood**



**I'm Home  
Initiative**



**Wealth  
Creation  
&  
Economy**



**Vocational  
&  
Technical  
Initiative**



**Climate  
Emergency**

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# Economic Development Updates

The City celebrated the return of **Black Wall Street**



# Economic Development Updates

The City celebrated the release of over \$680,000 in federal ARPA dollars to 27 recipients for **Arts & Culture Events Pop-Up Markets**



**APRA AWARDEES**  
CITYWIDE ARTS AND CULTURE EVENTS AND POP-UP MARKETS

ORGANIZATION	PROGRAM	AWARD
Arts Council of Greater New Haven	Creative Events for a Thriving Community	\$25,000.00
Arts Council of Greater New Haven (FS)	Fiscally Sponsored Artists Admn	\$6,510.00
Arts in CT Corporation	International Food Festival, Free Street Art Festival/Block Party, Art Month... etc.	\$15,000.00
Change in the Air Foundation	Change in the Air Festival	\$20,000.00
CMWP Foundation	Kiddie Kraft Business Expo	\$25,000.00
New Haven Folk, Inc.	CT Folk Festival and Green Expo	\$20,000.00



# Economic Development Updates

The City celebrated the release of \$819,000 for 13 **NEOC *physical improvement*** projects that seek to bolster economic vitality and vibrancy in New Haven.



**NEOC**

Neighborhood Equity &  
Opportunity Challenge

GRANT PROGRAM



# Career Pathways, Round 1

A collage of three circular images showing students in a classroom or computer lab. One student is pointing at a screen, another is working on a laptop, and two others are talking. The background is dark grey with a pink horizontal band.

CHANGE YOUR FOCUS. CHANGE YOUR MINDSET.

# transformNHV.org



# Celebrating Groundbreakings – 222 Canal St.

The Residence @ Canal Place

174 Units – 58 Affordable Units

Construction is slated to be done by  
the end of Next Year!

Groundbreaking & Press Conference -  
(Wed 9/06)



# NH Grand Prix, Pizza Fest & Open Streets

The Grand Prix returns to New Haven on Friday 9/15 from 3-10pm

THE NEW HAVEN GRAND PRIX

THE NHGP

TASTE of NEW HAVEN presents

# A PIZZA FEAST

4-10 PM 9.15.23 COLLEGE STREET

THE 2023 A PIZZA FEAST IS PROUDLY SPONSORED BY

CCAP NAPOLI NHV TASTE of NEW HAVEN City of New Haven Arts & Tourism FRANK PEPE ooni OMNI NEW HAVEN AT YALE

Open Streets New Haven

www.openstreetsnewhaven.org

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JUSTIN ELICKER, MAYOR  
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# Connecticut Economic Index - 2022

**Thank you  
team New  
Haven!**

150.00

145.00

140.00

135.00

130.00

125.00

Connecticut  
Baseline

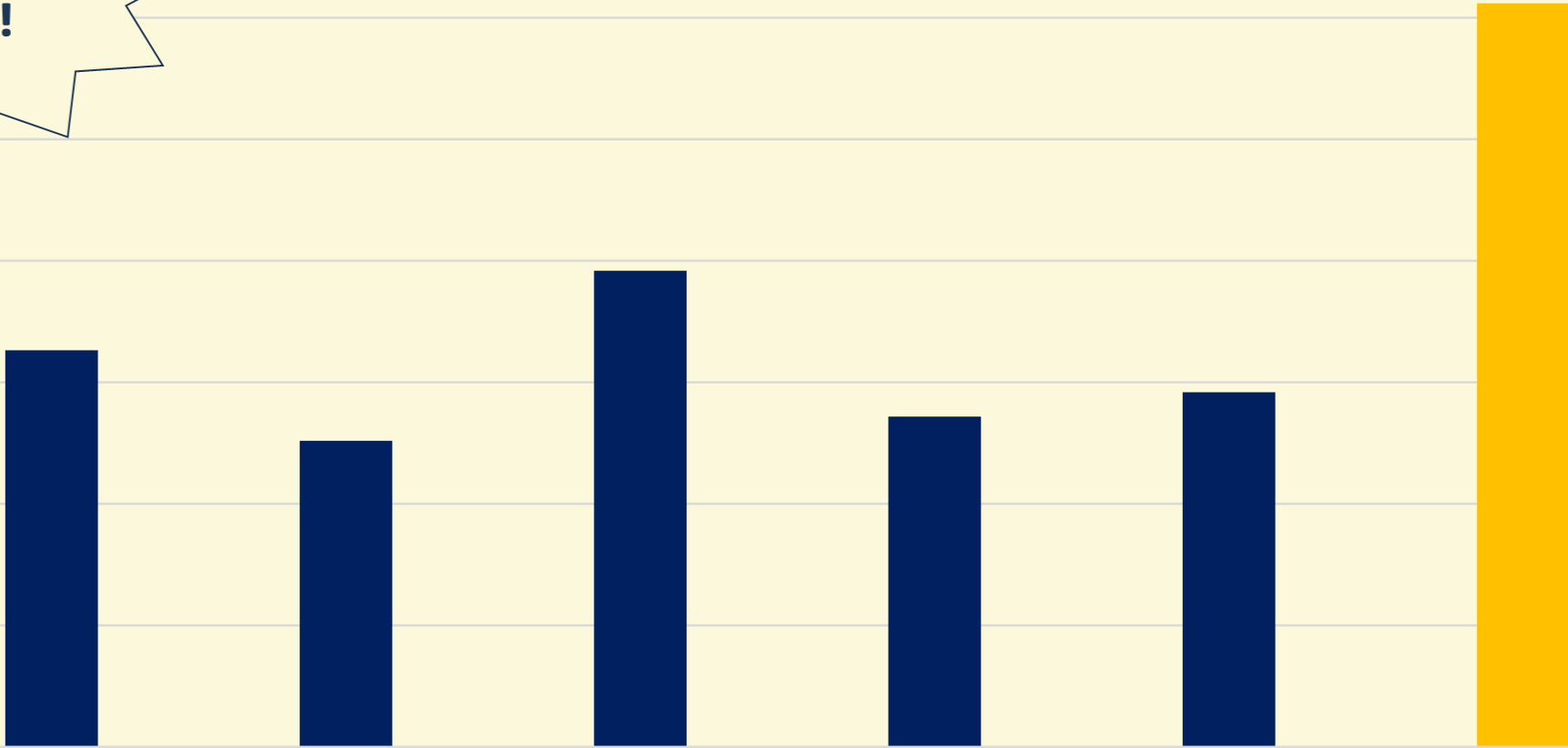
Stamford

Hartford

Waterbury

Bridgeport

New Haven



# Thank You / Discussion

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