

New Haven Development Commission

October 11, 2023

CITY OF NEW HAVEN
JUSTIN ELICKER, MAYOR
BOARD OF ALDERS

TOGETHER
NEW HAVEN

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

2- Approval of Minutes

3 - Bigelow Square Development

September 13, 2023

CITY OF NEW HAVEN
JUSTIN ELICKER, MAYOR
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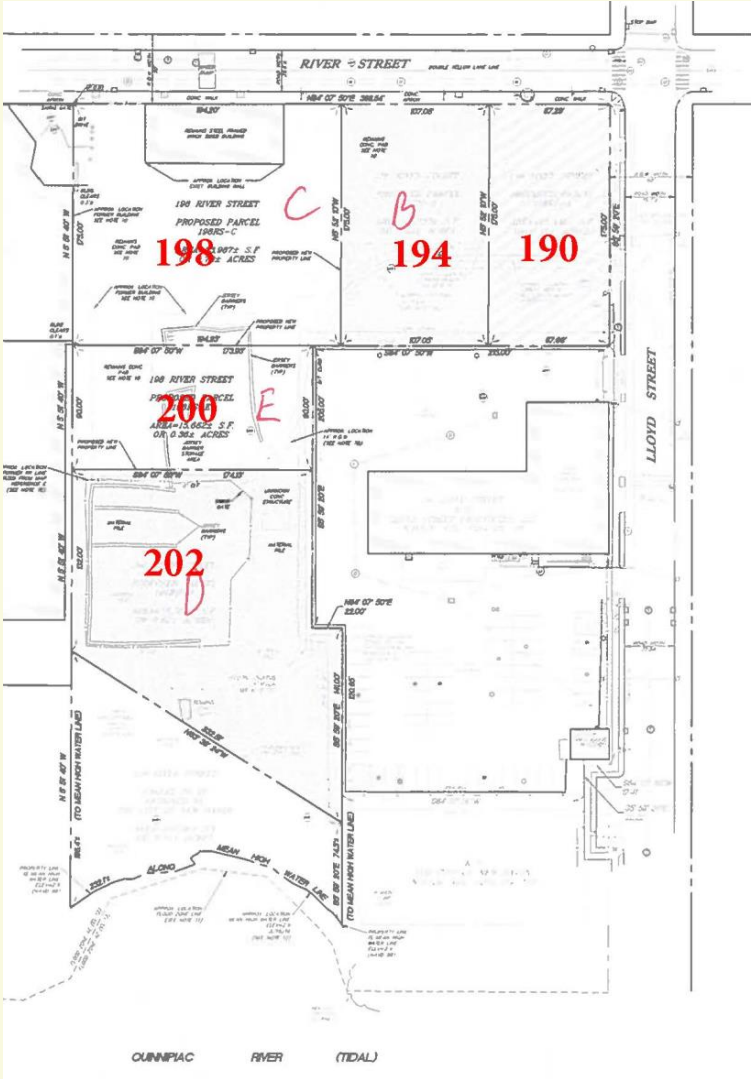


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Background

- 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

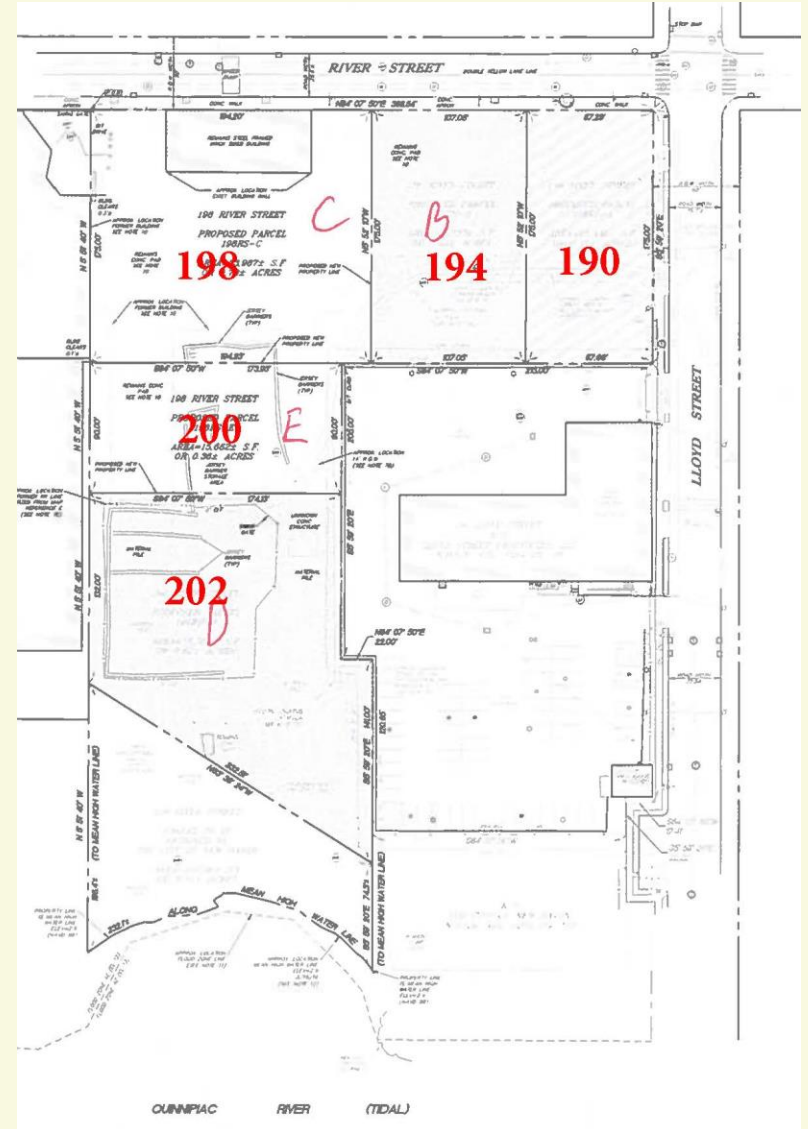
Bigelow Boiler Complex



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Plan

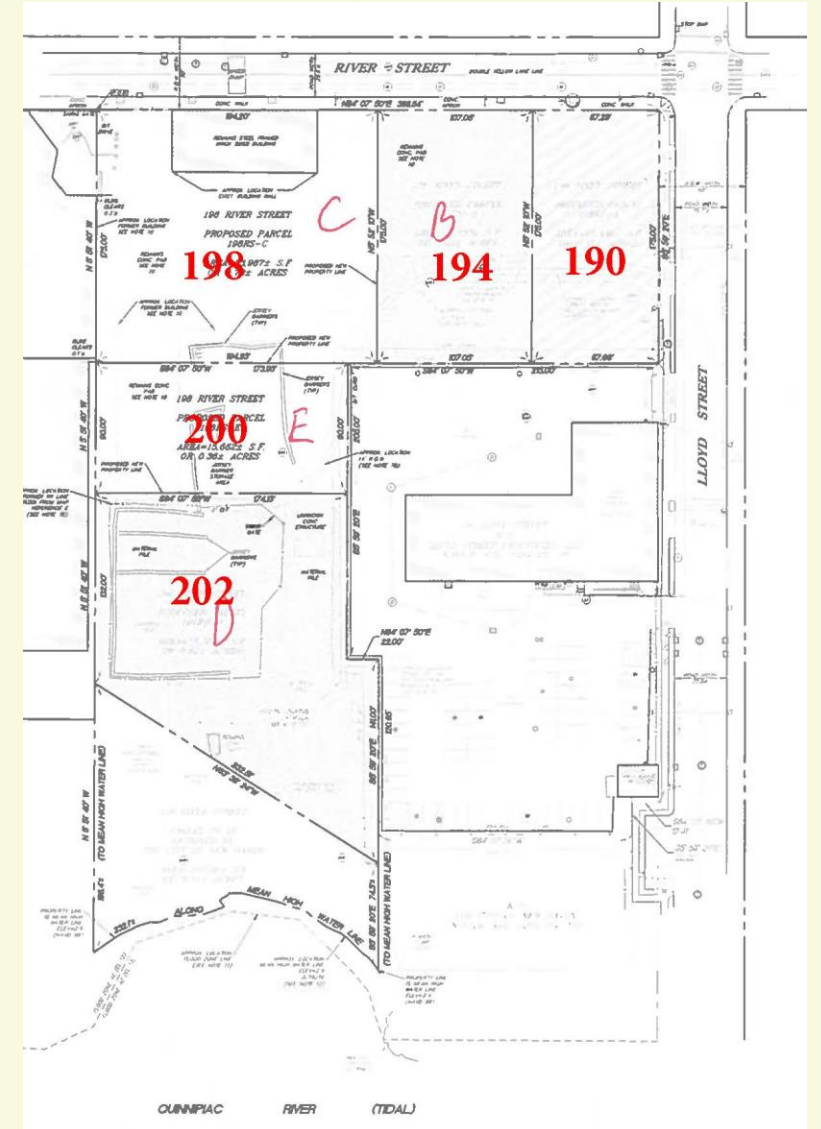
1. City and Bigelow Square create a new legal arrangement
2. City remediates Parcel C (198 River Street) and conveys it to Bigelow Square
3. Bigelow Square builds a commercial building on Parcel C
4. Bigelow Square builds a parking lot for on Parcel B (194 River Street) for its tenants
5. Bigelow Square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



Step 1

City and Bigelow Square create a new legal arrangement

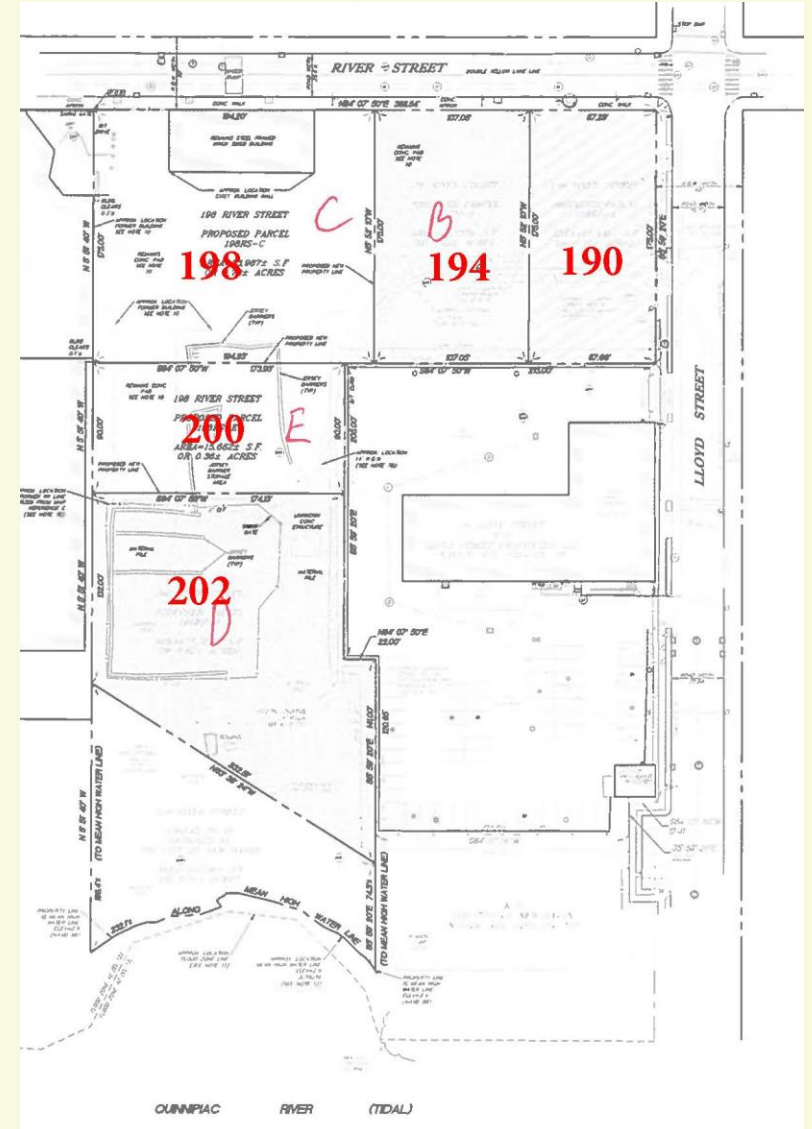
1. City and Bigelow Square terminate 2017 Lease
2. City and Bigelow Square sign Development and Land Disposition Agreement (DLDA) for Parcel C
3. City and Bigelow Square sign 98-year leases on Parcel B and Parcel E



Step 2

City remediates Parcel C and conveys it to Bigelow Square

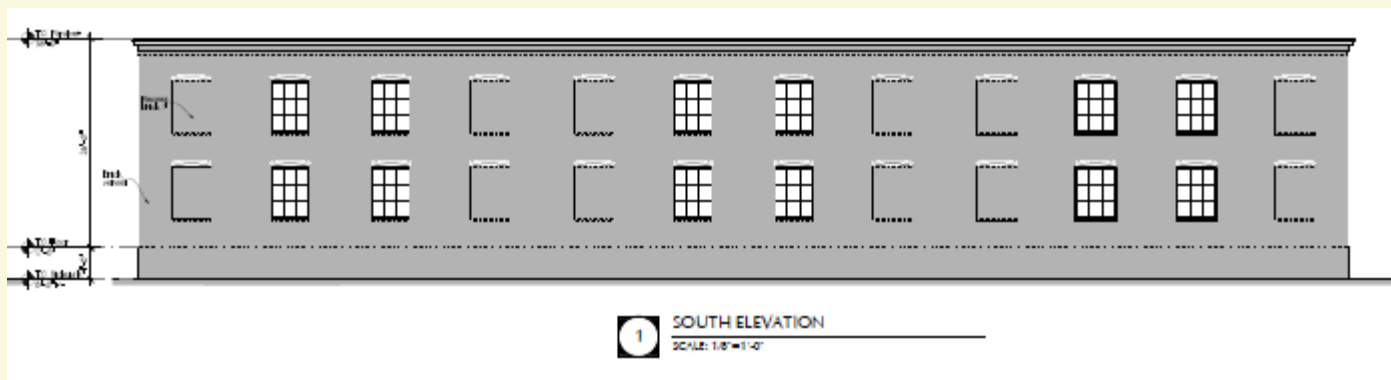
1. City uses \$969,750 DECD grant to excavate and remove PCB-laden soils on Parcel C
2. City grants Bigelow Square \$400,000 to complete remediation on Parcel C by:
 - a. importing clean fill
 - b. raising the site two (2) feet above Base Flood Elevation



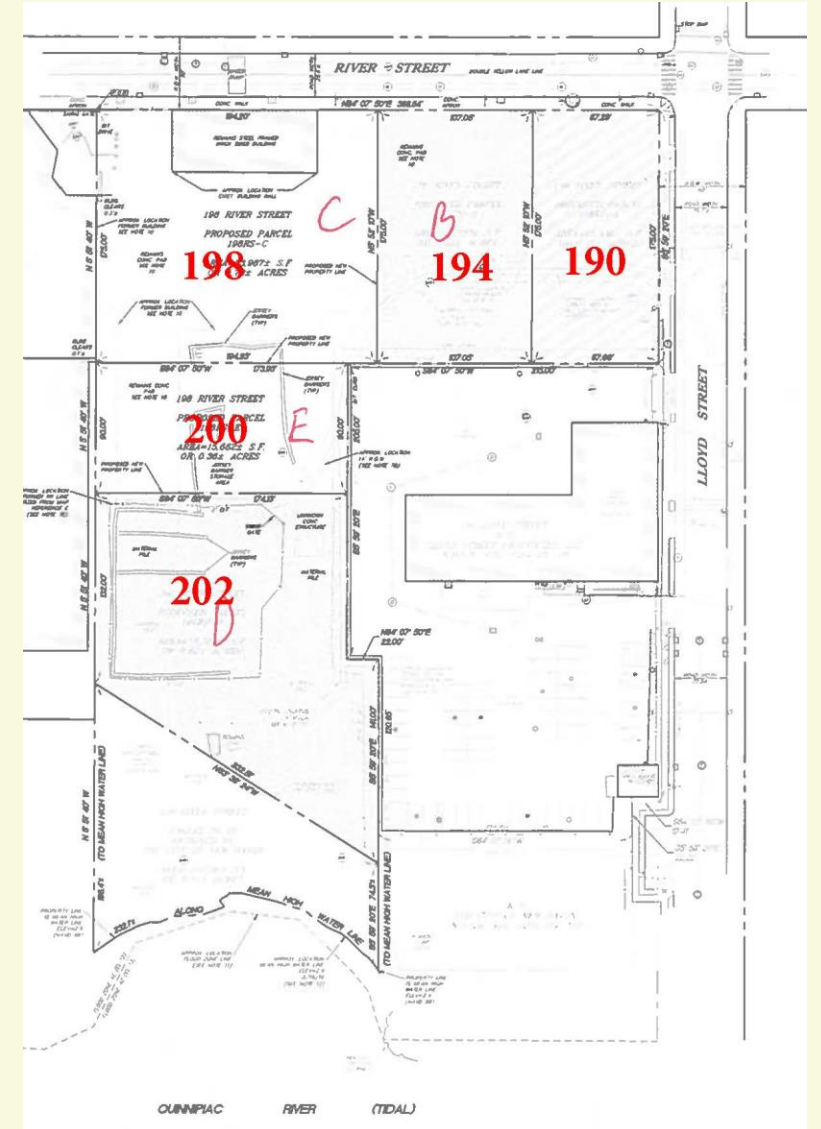
Step 3

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

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



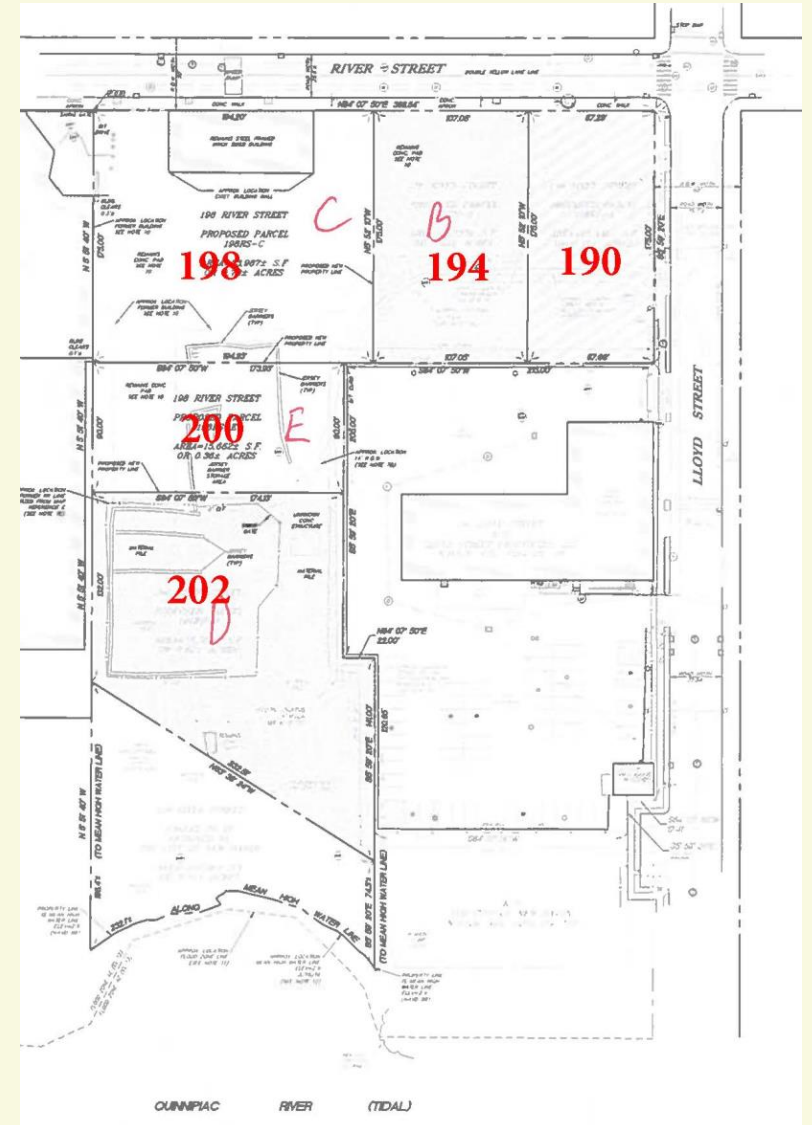
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Step 4

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

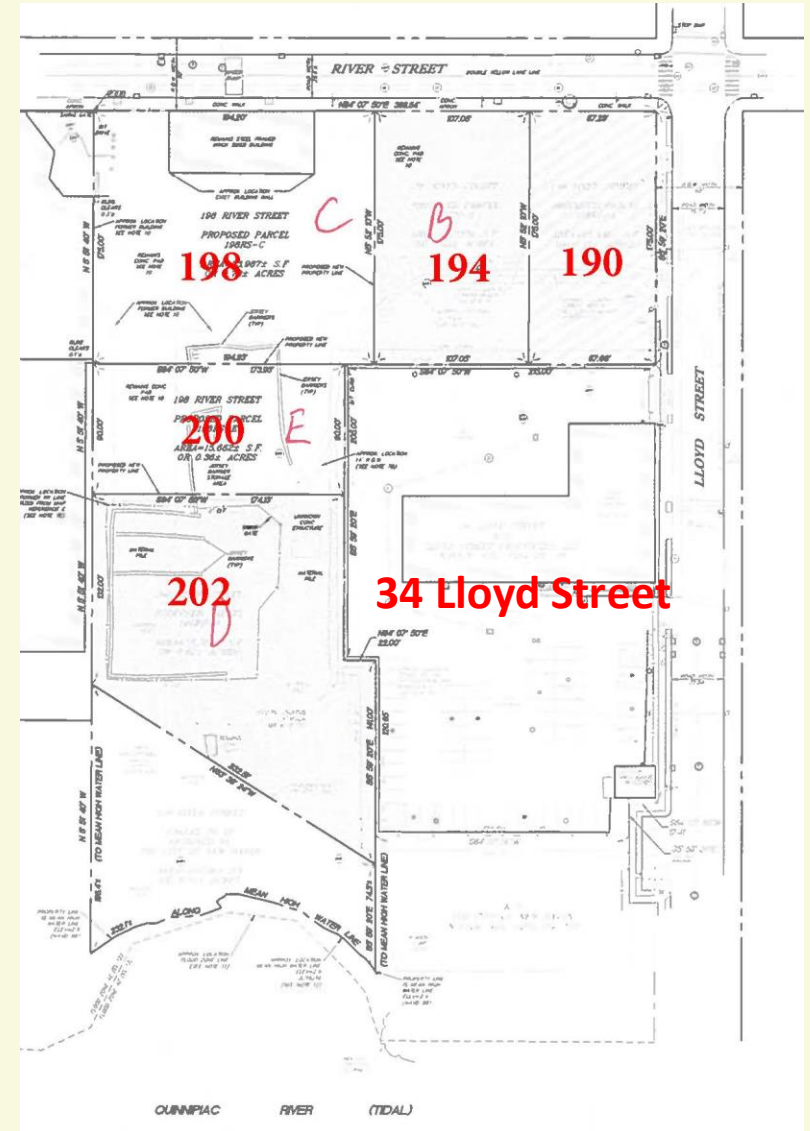
1. 19,000-square-foot parcel
2. Caps contaminated soil
3. Serves its adjacent tenants:
 - a. Armada Brewing (190 River Street)
 - b. Parcel C building tenants



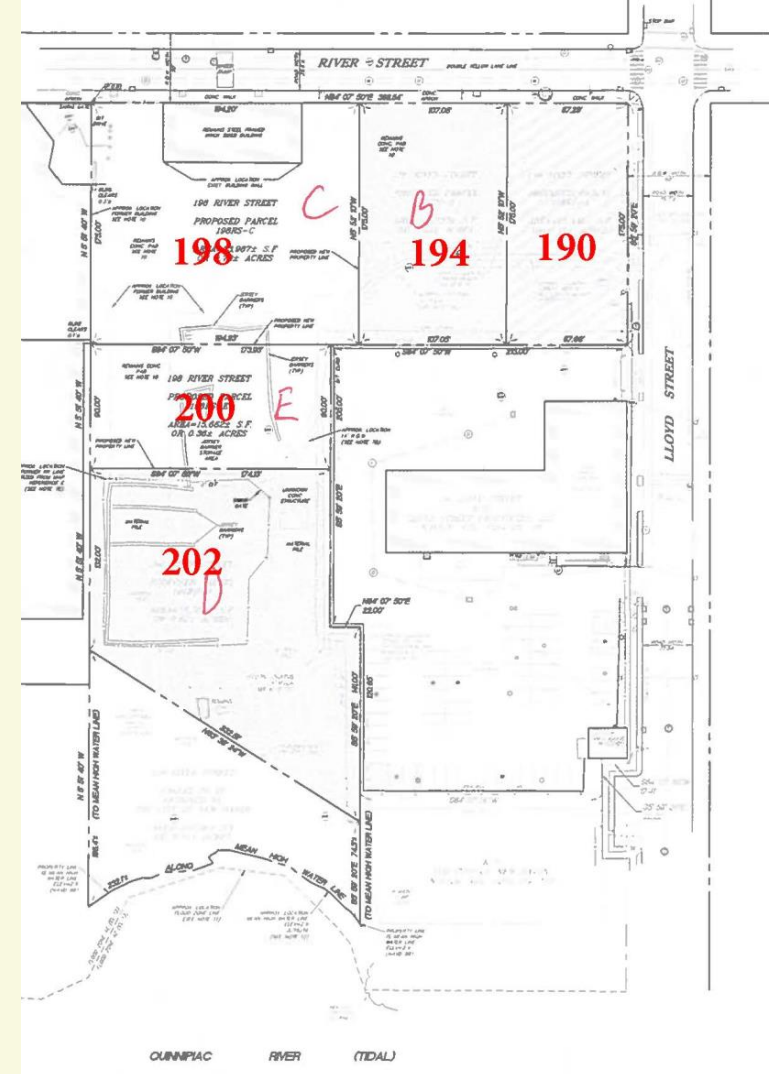
Step 5

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

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 Board of Alders overwhelmingly approved the City's purchase of the Days Inn Hotel, located on 270 Foxon Blvd., New Haven, which it will convert into non-congregate homeless housing.



TOGETHER NEW HAVEN | CFAL

A federal grant is helping to fund efforts to connect residents with affordable Internet service. The City is leading this effort with the New Haven Free Public Library, which includes two paid staffers to help residents navigate Affordable Connectivity Program eligibility. More info here: <https://www.togethernewhaven.com/broadband>



FHCHC Expansion Begins!

Construction on new 35k sf building is slated to be done by the Spring of 2025.

Groundbreaking & Press Conference - (Wed 10/06)



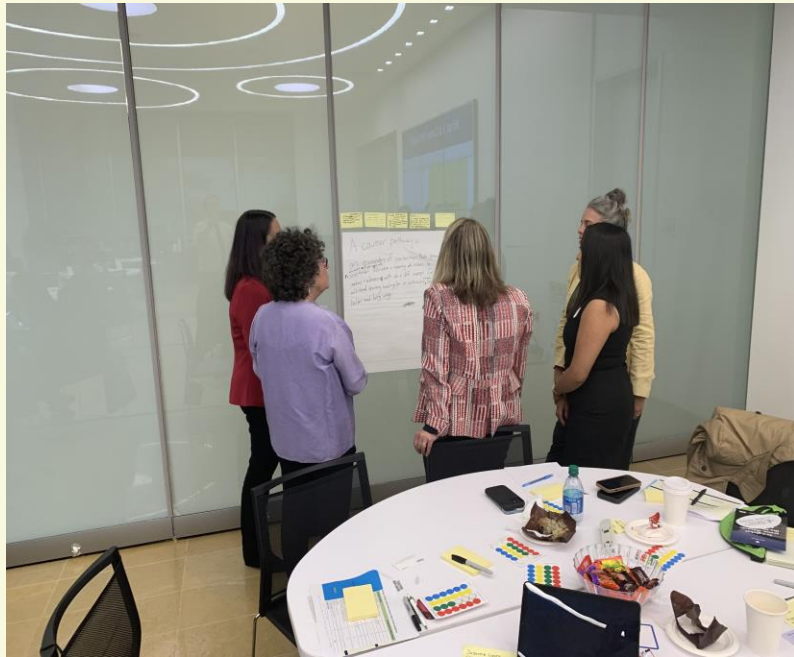
Change in the Air Park

Change In The Air (CITA) Foundation brought its pop-up beer festival to Downtown. CITA celebrates and encourages the participation of Black and Brown communities in the craft beer industry via increased visibility and access including scholarships for Black brewers at Sacred Heart Univ.



Design Sprint – Career Pathways Strategic Plan

The City convened a host of industry, institutional, political and academic partners to set a course for career pathway programming and implementation strategies for its ARPA-funded Career Pathways Strategic Plan.



\$41M in new State Funding announced

The City received \$41.2 million in state public infrastructure grants to support Union Station, redesign Whalley Avenue, enhance the streetscape around the Green, expand the Shoreline Greenway Trail, redevelop the Gateway site and plan the next the next steps for the Goffe Street Armory.



SNEPA Conference

Over 400 planners and related professionals visited New Haven this past week for the annual conference of the Southern New England Planning Association. Special thanks to the City Plan Dept, the staff at the Omni Hotel and the CT Chapter of the American Planning Association for supporting the conference and many locally-focused sessions.



Recent Ribbon Cuttings / Business Recognitions



Tacos Los Gordos



Ay Arepa New Haven



Gigi's Fiori



Viñas Wine & Tapas

Thank You / Discussion

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