

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS Authorizing the Mayor of the City of New Haven to execute and deliver a Lease Agreement with the University of New Haven at Canal Dock Boathouse. (Submitted by: Aicha Woods, City Plan Department)

REPORT: 1564-09

ADVICE: Approve

BACKGROUND

By way of background, the Canal Dock Boathouse (the Boathouse) is a city-owned building constructed as part of the Interstate 95 New Haven Crossing Corridor Improvement Project. The building is operated by the Canal Dock Boathouse, Inc. (CDBI) which offers community rowing activities, public access, and rents out space for special events. The Board of Alders approved a lease to CDBI on September 8, 2015. At the time, it was contemplated that CDBI would be the landlord with the University of New Haven (UNH) as a subtenant. Instead, CDBI is operating the Boathouse on the basis of a license agreement until such time that CDBI is financially ready to enter into the lease. Given that UNH needs to get started on renovations in order to open up the new center for the Fall 2020 academic year, Board approval is required for a long-term lease directly to UNH.

The City and UNH have previously cooperated on a number of important initiatives, including the building of the New Engineering and Science University Magnet School. The marine sciences program is the latest collaborative effort and a transformative step for the Boathouse. UNH will provide academic programs, public activities, and community programs. UNH will pay rent and cover their portion of utility costs, thereby providing financial support to a large public building.

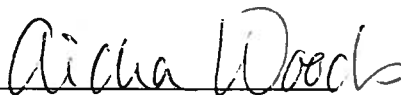
PLANNING CONSIDERATIONS

Canal Dock Boat House facility is owned by the City of New Haven. The UNH lease and improvements will expand the programming at the Boathouse, increasing public access and education about marine sciences. This will also contribute to the long-term sustainability of Canal Dock Boathouse Inc and the operation of the facility.

ADVICE

The Commission finds the Order in the best interest of the City as it will support the operations and sustainability of the Boathouse.

ADOPTED: December 18, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director