

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Approving a first amendment to that certain land disposition agreement between the City of New Haven and Applied Engineering Products, Inc. concerning parcel C-2-C-1 on John W. Murphy Drive, New Haven.
(Submitted by: Acting Economic Development Administrator)

REPORT: 1563-15

ADVICE: Approval

BACKGROUND

Radiall USA, which has a large manufacturing facility in the Mill River District, recently announced that it would move its operations to Wallingford and sell its New Haven properties. Since that time, EDA has worked with Radiall as they identified a potential buyer, Industrial Flow Solutions, LLC ("IFS"). IFS is an industrial-use pump manufacturer. Pursuant to a 2000 Land Disposition Agreement, the City has an interest in the property given that Radiall's predecessor failed to build a parking lot on a side lot known as Parcel C-2-C-1. Before the BOA is a proposed First Amendment to that LDA which would, if approved, release IFS from building the parking lot on this 1.84 acre open space. In return, IFS will make \$385,000 in real or personal property investments; partner with the Commission on Equal Opportunity and Small Contractor Development Program on any construction hiring (Section 12½) and small business contracting (Section 12¼); work with the City to adjust its property fence lines to accommodate the Mill River Trail and assist with maintenance; and will partner with New Haven Works to identify and secure candidates for the up-to-fourteen (14) new jobs that it anticipates it will create onsite over the next four (4) years.

PLANNING CONSIDERATIONS

The site in question is located on John Murphy Drive and was part of the original Mill River Municipal Development Plan layout. Although the parking is no longer needed, the open space and Mill River Trail are consistent with the Mill River District Plan, adopted in 2014. The Radiall building is one of the more contemporary industrial buildings anywhere in New Haven. Given that IFS's proposed use of the Radiall building is industrial in nature and will bring jobs to New Haven, the proposal is entirely consistent with the goals and objectives of the plan and the Commission looks forward to welcoming this company to New Haven as well as the completion of the Mill River Trail.

ADVICE

The Commission recommends approval.

ADOPTED: November 20, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department