

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Approving a grant of an amount not to exceed \$200,000 to 169 Henry Street, LLC for environmental cleanup and renovation of the property located at 169-181 Henry Street to accommodate fine arts production and mentoring activities. (Economic Development Administrator)

REPORT: 1530-09

ADVICE: Approval

BACKGROUND

An effort undertaken by internationally-known local artist, Titus Kaphar, to establish a program that will create a community of mentors for public high school arts students and develop opportunities for neighborhood arts activities, has led to the creation of the PostMasters program. The entity created to own and develop the home for PostMasters, 169 Henry Street, LLC, has executed a Sales Agreement with the owner of the 27,500 square foot building at 169-181 Henry Street, the former Macalaster Bicknell property. This property is a vacant industrial building located one block east of Hillhouse High School.

The developer has secured commitments from public and private sources, including the State Department of Economic and Community Development (DECED), to fund approximately \$5,775,000 for environmental remediation and renovation of the property. The developer is requesting a \$200,000 grant from the City to cover the remaining costs in accordance with terms and conditions set forth in the attached assistance agreement.

PLANNING CONSIDERATIONS

The property, which has been vacant and in deteriorating condition for over two years, can become a community arts magnet that will enhance existing Dixwell neighborhood revitalization activities. The project would seem to be a complementary use to the residential neighborhood, especially given its focus on mentoring high school arts students and proximity to Hillhouse High School. The assistance agreement requires that the developer acquire any necessary approvals from the Board of Zoning Appeals and/or City Plan Commission, which will ensure that the project meets all City regulations before it can move forward.

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: May 17, 2017
Edward Mattison
Chair

ATTEST: 

Karyn M. Gilvarg, AIA
Executive Director