

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING AND PROVIDING FOR THE EXECUTION OF A PROPOSED LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND MJG RIVER, LLC AND ASG RIVER LLC for the conveyance of a portion of **56 River Street**, consisting of a portion of reuse parcel "C" in the River Street Municipal Development Project Area. (From the Economic Development Administrator)

REPORT:1492-12

ADVICE: Approval

BACKGROUND

The River Street Development Plan was approved by the Board of Alders in 2002, providing guidance for resale and redevelopment of City owned vacant land and buildings, improvement of infrastructure as well a conduit for government assistance in order to redevelop this area along the Quinnipiac River in Fair Haven.

PLANNING CONSIDERATIONS

In the MDP Parcel C was envisioned as a merger of the lots at 46 and 56 River Street into a single reuse parcel of 3.2 acres, based on assumption that the market for industrial properties would be for larger parcels than the existing parcelization. The Economic Development Administration has proposals from two redevelopers who between them would redevelop the 56 River Street parcel. This parcel has frontage along both Poplar and River Street so both properties would have direct access to the street network.

MJG River LLC and ASG River, LLC propose to construct a new 10,000 SF building on the northern portion of the parcel at the corner of River and Polar Streets. The new building will accommodate M.D. Stetson, Inc. a distributor of janitorial and paper products. Stetson has recently acquired Verton, of East Haven, and has other location in Rhode Island and Massachusetts. At least 17 jobs will be relocated to the River Street site.

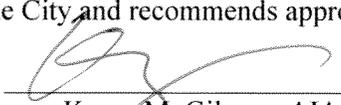
Not addressed in the submitted materials:

1. Survey of the area to be disposed to the developer?
2. Relationship of the two LLCs – MJG River LLC and ASG River LLC to each other and to the building occupant, M.D. Stetson, Inc.?
3. Whether the Developer is aware of Section L in the River Street MDP concerning "Obligations of Redeveloper, Including Reuse controls and Design Standards."?

ADVICE

The Commission finds the proposed Land Disposition Agreement in harmony with the goals of the River Street Municipal Plan and in the best interest of the City and recommends approval.

ADOPTED: May 21, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director