

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE: BOARD OF ALDERS APPROVAL FOR SPECIAL DEVELOPMENT
GRANTS BETWEEN CITY AND MJG RIVER ST AND ASF RIVER ST
(Northern portion 56 RIVER STREET) (Economic Development Administration)**

REPORT: 1495-07

ADVICE: Approval

BACKGROUND

Before the Board is an Order authorizing Mayor Harp to execute and deliver a grant between the City and the redeveloper MJG River Street and ASF River Street LLC. The grant may not exceed \$250,000.00 for this project. The grant from the State Department of Economic and Community Development may be used to offset extraordinary foundation and site development costs. The Commission recently saw the LDA for sale of the property to the same LLC; CPC Report 1492-12, May 2014.

The grant funds will be used by MJG River LLC and ASG River, LLC as apportion of the budget to construct a new 10,000 SF building on the northern portion of the parcel at the corner of River and Poplar 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 locations in Rhode Island and Massachusetts. At least 17 jobs will be relocated to the River Street site.

PLANNING CONSIDERATIONS

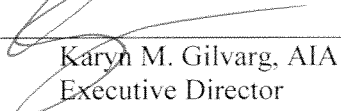
The River Street Development Plan was approved by the Board of Alders in 2002, providing guidance for resale and redevelopment of City owned vacant land and buildings, improvement of infrastructure as well a conduit for government assistance in order to redevelop this area along the Quinnipiac River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

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 will have direct access to the street network.

ADVICE

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

ADOPTED: July 16, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director