

**NOTICE OF ALDERMANIC MEETING  
OF  
THE CITY OF NEW HAVEN  
GREETINGS**

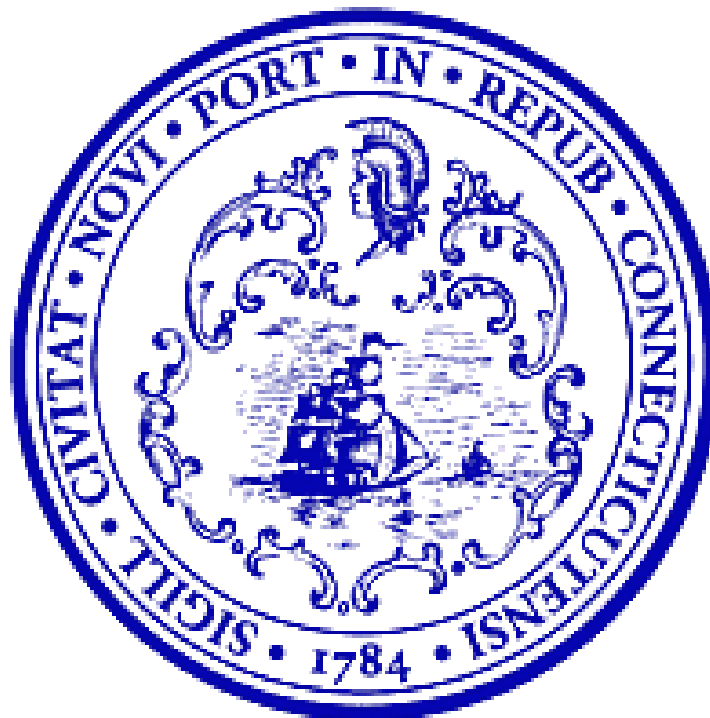
You are hereby required to meet in the Aldermanic Chambers of the City of New Haven on the date and time below.

**TUESDAY 21<sup>ST</sup> DAY FEBRUARY 2023**

**At 7:00 PM**

Given under my hand this 17th Day of February 2023

  
(Hon Justin Elicker)



The Seal of The City of New Haven

BOARD OF ALDERS  
REGULAR MEETING  
AGENDA  
February 21, 2023

Attendance

Divine Guidance

Approval of The Journal of the February 6, 2023, Board of Alders Meeting

**UNANIMOUS CONSENT**

1. From Tax Collector, Order De Tax Refunds (February 21, 2023).
2. From the Deputy Chief Administrative Officer submitting an Order of the Board of Alders of the City of New Haven approving the road closures associate with the 2023 St. Patrick's Day parade on Sunday, March 12, 2023.
3. From the Vice President of Facilities and Campus Development submitting Resolution of the Board of Alders certifying that no amendment to the Yale University Central/Science Campus Overall Parking Plan is required for the application for development permit/site plan review pertaining to the construction of a new chemical safety building on the Yale University Science Hill Block.
4. Order concerning real property taxes of Ernestine Barnes on motor vehicle tax account 855298
5. Order concerning real property taxes of Melissa M. Cranford on motor vehicle tax accounts 910876, 928049, and 61293.
6. Order concerning real property taxes of Kerry Green, Jr. on motor vehicle tax account 729783
7. Order concerning real property taxes of Cynee M. Hawley on motor vehicle tax accounts 73207, 86683, 73511, and 72365.
8. Order concerning real property taxes of Ibrahima Sangare on motor vehicle tax accounts 97571, 97572, 93872, 98107, and 95717.
9. Order concerning real property taxes of Vanesa Santiago on motor vehicle tax account 737394.
10. Order concerning real property taxes of Matthew J. Stevens on motor vehicle tax account 803317.

**COMMUNICATIONS**

11. From Alder Brackeen submitting an Order requesting the City of New Haven to develop a traffic-calming neighborhood-approved plan and execute neighborhood-approved plans at the Wright Avenue, Frederick Street, and Green Hill Terrace intersections.
12. From Alder Brackeen submitting an Order requesting the City of New Haven Department of Engineering to execute a plan for installing drainage and mitigation for 140 Curtis Drive, 157 Curtis Drive, odd side of Wright Avenue, 146 Brooklawn Circle, 96 Brooklawn Circle (on the Morton Lane side) due to excessive flooding on city roads; including a bioswale installation at 80 Hemlock Road (on the Birch Drive side of the home) to mitigate flooding.

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13. From Alder Brackeen submitting an Order calling for the City of New Haven traffic authority to install four-way stop signs at the intersection of Ray Road and Judwin Avenue.
14. From Alder Brackeen submitting an Order calling for the City of New Haven Engineering Department and the Transportation, Traffic and Parking Department to install speed-calming traffic humps throughout the entire road strategically placed on the following streets: Fowler Street, Brooklawn Circle, Wright Avenue, Davis Street, Long Hill Terrace, Judwin Avenue, Kohary Drive (placing two humps between 165-220 and one at or near 295 Stevenson Road.
15. From the Chief of Police submitting an Ordinance Amendment to Appropriating Ordinance # 1 authorizing budget transfer #201-23-1 transferring funds from the police services salary accounts to overtime, travel, training, equipment, repairs and maintenance, uniform, printing, and contractual services accounts in the amount of Four Million, Six Hundred Thousand Dollars and Zero Cents (\$4,600,000).
16. From the Deputy Director of Zoning submitting an Ordinance of the Board of Alders amending the Zoning Ordinance of the City of New Haven section 42.6 concerning the responsible and equitable regulation of adult-use cannabis to add the 'BE' zone to section 42.6(c)1 and 42.6(c)2.
17. From the Director of Health submitting an Order authorizing the Mayor of the City of New Haven to enter a one-year contract renewal with Worldwide Travel Staffing Inc for nursing services in the amount of \$400,000 to execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate with respect thereto.
18. From the Executive Director City Plan Department Resolution authorizing the Mayor to apply for, execute, acknowledge, implement, and deliver any and all documents as may be considered necessary or appropriate for the Connecticut recreational trails grant from the Connecticut Department of Energy and Environmental Protection for the Mill River Trail.
19. From the City Engineer and Deputy Economic Development Administrator submitting Resolution authorizing the Mayor to apply for and accept funding from the Connecticut Department of Economic and Community Development (DECD) under the Connecticut communities challenge grant for the State Street corridor improvements.
20. From the Office of The Corporation Counsel submitting an Ordinance Amendment to Appropriating Ordinance # 1 authorizing budget transfer #133-23-1 transferred Labor Relations Salary accounts to the Office of Corporation Counsel Legal Services account in the amount of One Hundred Forty-four Thousand Four Hundred Dollars and Zero Cents (\$144,400) and amending the agreement of Berchem, Moses, and Devlin in excess one hundred thousand dollars.
21. From the Office of The Corporation Counsel submitting an Order approving an amendment to a legal service agreement with the law firm of Neubert, Pepe & Monteith, P.C. in connection with the Canal Dock Boathouse project increasing the maximum compensation from \$60,000 to \$210,000 from FY 2022–2023-line item 3c191957-58101.

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22. From the Executive Director of Liable City Initiatives submitting an Order of the Board of Alders of the City of New Haven approving a cooperation agreement between the City of New Haven, the Housing Authority of The City of New Haven and Glendower Group, Inc. and Glendower McConaughy Terrace 9% LLC and Glendower McConaughy Terrace 4% LLC, with respect to the redevelopment of the McConaughy Terrace 2 South Genesee Street and 436 Valley Street, New Haven, Connecticut (McConaughy terrace); and designating 2 south Genesee street and 436 Valley Street to be development property within the meaning of the Connecticut city and Town Development Act, c.g.s § 7-480 et seq., and eligible for tax exemption pursuant to c.g.s §7-498; and providing a tax abatement pursuant to section §28-4 of the New Haven Code Of Ordinances.
23. From the Executive Director of Climate and Sustainability submitting an Order authorizing the Mayor of the City of New Haven to apply for and accept the Community Partnership Initiative Grant award from United Illuminating to increase participation in energy efficiency improvement programs.
24. From the Information Technology Director submitting an order of the New Haven Board of Alders authorizing the Board of Education to enter into a five-year agreement with the State of Connecticut Education Network to provide internet services in the amount \$400,380 before the federal state discount of ninety percent (90%) is applied.
25. From the Economic Development Administrator submitting a Resolution of the New Haven Board of Alders authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development not to exceed \$32,100,000 to support the improvement and economic development of the Long Wharf District (\$25,000,000) and the Downtown District (\$7,100,000).
26. From the Executive Director of City Plan submitting the following New Haven City Plan Commission Advisory Reports: **REPORT: 1624-09** RE: Ordinance amending the New Haven Code of Ordinances for the purposes of (I) Classifying the affordable units component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (II) Providing an abatement of real estate taxes for the affordable units component of the Winchester Green Project and (III) Authorizing the Mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester Green Project in accordance with Conn. Gen. Stat Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4. **Submitted by:** Economic Development Administrator. Advice: Approval **REPORT: 1624-10** RE: Order of The Board of Alders Of The City Of New Haven approving a tax abatement agreement between the City of New Haven and The NHP Foundation for the construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street in a RM-1 and RM-2 zone. **Submitted by:** The NHP Foundation. Advice: Approval **REPORT: 1626-01** RE: Zoning Ordinance Text Amendment and Zoning Ordinance Map Amendment approving expansion of Science Park Planned Development District #49 to include parcels of land known as 88 Munson Street (Map 257/Block 0356/Parcel 02600), 110 Munson Street (Map 257/Block 0356/Parcel 02700) and 116 Munson Street (Map 257/Block 0356/Parcel 02500) (Collectively “New Parcel M”), Amendment of the General Plans for portions of existing Parcel L And Parcel B, dimensional, parking, loading and other deviations from the requirements of PDD #49, the IH Zone and the BA Zone for new Parcel M and for existing Parcels B, C and L, and uses for new Parcel M

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and additional uses for existing Parcels B And C. **Submitted by:** Economic Development Administration Advice: Approval with recommendations. The City Plan Commission recommends the Board of Alders carefully consider the issue of a biomedical research facility being situated as close to housing as it could be on Parcel M. **REPORT: 1626-02** RE: Petition to amend the New Haven Zoning Ordinance by adding Section 12.5, RS-3, Special Heritage Mixed Use Zoning District, to the text of the New Haven Zoning Ordinance as a new Zoning District. **Submitted by:** Attorney Marjorie Shansky for East Shore Partners, LLC Advice: Approval with recommendations. The City Plan Commission recommends the Board of Alders carefully consider: Whether or not the proposed new zone increases allowed density, and how the issue of what allowed uses are both added and removed. Other places in the city with a historic structure where such as zone would be helpful to the goal of supporting the preservation of historic structures and making them more viable to redevelop.

**FIRST READINGS**

**27. Finance. Favorable.**

- a. Ordinance Amendment to Appropriating Ordinance Number 1, of the Board of Alders approved Fiscal Year 2022-23 budget: seeking approval for the reclassification of general fund positions within the Parks and Public Works department.
- b. Order to Read and File the Updated Budgetary and Financial Reports for the month of September 2022 in compliance with Article VIII Section 5 of the Charter.
- c. Order to Read and File the Updated Budgetary and Financial Reports for the month of October 2022 in compliance with Article VIII Section 5 of the Charter.
- d. Order to Read and File the Updated Budgetary and Financial Reports for the month of November 2022 in compliance with Article VIII Section 5 of the Charter.
- e. Order to Read and File the Updated Budgetary and Financial Reports for the month of December 2022 in compliance with Article VIII Section 5 of the Charter.

**28. Finance. Leave to Withdraw.**

Leave to Withdraw Order of the Board of Alders of the City of New Haven authorizing the execution of the agreement with Honeywell Building Solutions for the period of July 1, 2022, to June 30, 2023.

**29. Legislation. Favorable.**

- a. Ordinance amending the new haven code of ordinances for the purposes of (I) classifying the affordable housing component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (II) providing an abatement of real estate taxes for the affordable housing component of the Winchester Green Project and (III) authorizing the mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester green project in accordance with Conn. Gen. Stat. Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, section 28-4.

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- b. Zoning Ordinance Text Amendment and Zoning Ordinance Map Amendment approving expansion of Science Park Planned Development District #49 to include parcels of land known as 88 Munson Street (map 257/block 0356/parcel 02600), 110 Munson Street (map 257/block 0356/parcel 02700) and 116 Munson Street (map 257/block 0356/parcel 02500) (collectively “new parcel M”), amendment of the general plans for portions of existing parcel L and parcel B, dimensional, parking, loading and other deviations from the requirements of PDD #49, the IH zone and the BA zone for new parcel m and for existing parcels B, C and L, and uses for new parcel m and additional uses for existing parcels B and C.

**30. Joint Community Development/ Health & Human Services. Favorable.**

Order of the New Haven Board of Alders authorizing the Mayor or Controller of the city of New Haven to apply for and accept a grant award from the United States Department of Housing And Urban Development Home Investment Partnerships Program- American Rescue Plan (HOME-ARP) funding in the amount of \$4,852,875.00 for the period of September 20, 2021- September 30, 2030 and to meet the housing and service needs of New Haven’s homeless population by creating affordable housing or non-congregate shelter units , or supportive services.

**31. Joint Community Development/Legislation. Favorable.**

- a. New Haven Zoning Ordinance Text Amendment to add Section 12.5, RS-3, Special Heritage Mixed Use Zoning District, to the text of the New Haven Zoning Ordinance as A New Zoning District.
- b. Petition to amend the New Haven Zoning Map (Map # 13) to change the designation of approximately 26.56± Acres of Land Located At 701 Townsend Avenue, 709 Townsend Avenue, 725 Townsend Avenue, 745 Townsend Avenue (Including M-B-P 024/0920/02700, M-B-P 024/0920/02800, M-B-P 024/0920/02900, M-B-P 024/0920/03000, And M-B-P 024/0920/02701) From RS-2 (General Single-Family) To RS-3 (Special Heritage Mixed Use) Zoning District Classification.

**SECOND READINGS**

**32. Aldermanic Affairs. Favorable.**

- a. Order of the New Haven Board of Alders approving the appointment of Sharon Bass to the Homeless Advisory Commission.
- b. Order of the New Haven Board of Alders approving the appointment of Kelonda Maull to the Commission on Youth.
- c. Order of the New Haven Board of Alders approving the appointment of Kyle Hovannesian to the Commission on Youth.
- d. Order of the New Haven Board of Alders approving the reappointment of Mildred Melendez to the Board of Zoning Appeals.

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- e. Order of the New Haven Board of Alders approving the reappointment of Unedra Muley to the Homeless Advisory Commission.
- f. Order of the New Haven Board of Alders approving the reappointment of Matthew Wilcox to the Board of Education.

**33. Community Development. Favorable.**

- a. Resolution of the Board of Alders of the City of New Haven authorizing the City of New Haven to apply for, act as pass through for, and accept a grant in an amount not to exceed five million dollars and zero cents (\$5,000,000.00) from the State of Connecticut Office of Policy and Management for the Science Park/Winchester works project specifically for the purposes of the Winchester Infrastructure Plan.
- b. Order of the New Haven Board of Alders authorizing the city to apply for and accept a grant from the U.S. Department of Transportation, reconnecting communities pilot program in an amount not to exceed \$1,558,800 to support the Long Wharf reconnection initiative in furtherance of the Long Wharf responsible growth plan.
- c. Order to read and file the communication calling for an informational workshop regarding the acquisition of properties located at 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue by the City of New Haven.

**34. Legislation. Favorable.**

- a. Ordinance amendment amending the New Haven Code of Ordinances Chapter 14 (food service and restaurant establishments) to require food service or restaurant establishments post rating signage based on their most recent inspection.
- b. Ordinance amendment amending the New Haven Code of Ordinances regarding parking, stopping, and standing - parking of oversized vehicles.

**35. Tax Abatement. Favorable.**

Order abating (deferring collection of) real property taxes due from Linwood Garland on his residence grand list of 2021.

**36. Tax Abatement. No Recommendation.**

From West River Housing Company LLC, project name Route 34 West Parcel 1 Housing (MLK Tyler Street), located at 16 Miller Street.

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**37. Joint Education / Finance. Favorable.**

Order of the New Haven Board of Alders, appropriating \$3 million from the American Rescue Plan Act to provide literacy and math tutoring to New Haven Public School students.

**MISCELLANEOUS**

**38. Motion to Discharge.**

From the Chair of the Finance Committee submitting a motion to discharge the Finance Committee from consideration of item LM-2022-0579 an Order of The New Haven Board of Alders, authorizing the execution of the collective bargaining agreement between the New Haven Board of Education and the New Haven Federation of Teachers, local 933, AFT-CIO July 1, 2023, to June 30, 2026, submitted February 6, 2023, to take it up for immediate action.

**39. Motion to Amend.**

- a. From Alder Crespo Submitting a Motion to Amend LM-2021-0397, An Order of the Board of Alders previously adopted on September 23, 2021, forgiving the interest due from Steven F. Harvin on his motor vehicle tax account numbers 73171, 86710, 73124, 73125, 73423, and 73424 and extending the period to pay the taxes to April 21, 2023.
- b. From Alder Crespo Submitting a Motion to Amend LM-2020-0271, An Order of The Board of Alders Previously Adopted on July 6, 2020, on his motor vehicle tax account numbers 939221, 962569, and 96327 extending the period for Pedro Santiago pay the taxes to March 22, 2023.
- c. From Alder Edwards submitting a motion to amend LM-2018-0458 An Order regarding 551 Winchester Avenue and 108 Starr Street by amending the expiration from “November 4, 2022 unless extended (a) by the Board of Alders, or (b) by the executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders”, to “this order will expire and be of no further force and effect twelve months from the date of amendment of this order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders”.



FROM TAX COLLECTOR, ORDER DE TAX REFUNDS (February 21, 2023)

ORDERED by the New Haven Board of Aldermen that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

NAME	ACCOUNT	AMOUNT
A 1 AUTO SERVICE INC	50022	\$246.67
ALIM KHAN WAZIR KHAN	93386	\$29.86
ALLY FINANCIAL	102847	\$394.57
ALLY FINANCIAL	102854	\$230.16
ARDITO LUCY	52446	\$284.78
ARDITO LUCY	52271	\$135.15
BELLUCCI KATHERINE	1015	\$177.84
CASELLA DARLENE	58863	\$271.84
CONSTANTIN EDMONDS RHONDA	65115	\$32.81
CORELOGIC COMMERCIAL REAL ESTATE	13625 63461	\$104,811.21 \$343.43
DIADAMO KEVIN	73595	\$556.47
HONDA LEASE TRUST	73695	\$608.37
HONDA LEASE TRUST	73724	\$250.14
HONDA LEASE TRUST	74446	\$527.55
HYUNDAI LEASE TITLING TRUST	77727	\$263.50
KORN MINORI	1420	\$3,364.74
LAW OFFICE OF LARS EDEEN JR	84268	\$57.96
MOORE GREGORY	84266	\$233.49
MOORE GREGORY	81591	\$260.65
SANTANA MARTINEZ JOSE L	107615	\$81.80
SCHNEIDER SYDNEY	946264	\$1,229.40
TAMIOLAKIS DANUTA	95343	\$415.72
TOYOTA LEASE TRUST	95353	\$153.06
TOYOTA LEASE TRUST	101301	\$219.62
TOYOTA LEASE TRUST	101410	\$435.45
TOYOTA LEASE TRUST	101427	\$516.18
TOYOTA LEASE TRUST	101431	\$85.93
TOYOTA LEASE TRUST	101677	\$886.13
TOYOTA LEASE TRUST	101702	\$689.68
TOYOTA LEASE TRUST	104157	\$459.73
TOYOTA LEASE TRUST	92262	\$521.54
USB LEASING LT	103109	\$883.24
VCFS AUTO LEASING CO	103128	\$298.34
VCFS AUTO LEASING CO	103144	\$666.87
VCFS AUTO LEASING CO	103903	\$105.70
VW CREDIT LEASING LTD	94000	\$70.47
XIE HUIDONG	805889	\$151.17

YANKEE EQUIPMENT SYSTEMS LLC	94006	\$27.68
ZAMBRANWO ESEQUIEL	404221	\$3,548.16
ZHANG XIAN	13530	\$3,352.22
ZHANG XIAN		\$127,879.28

ACCT#	NAME	ADDRESS	TAX	APPROVED	REFUND AMOUNT
50022	A 1 AUTO SERVICE INC	50 AMITY RD NEW HAVEN CT 06515	\$246.67		\$246.67
93386	ALIM KHAN WAZIR KHAN	31 STEVENS NEW HAVEN CT 06519	\$29.86		\$29.86
102847	ALLY FINANCIAL	PO BOX 9001951 LOUISVILLE KY 40290-1951	\$394.57		\$394.57
102854	ALLY FINANCIAL	PO BOX 9001951 LOUISVILLE KY 40290-1951	\$230.16		\$230.16
52446	ARDITO LUCY	253 KNEELAND RD NEW HAVEN CT 06512	\$284.78		\$284.78
52271	ARDITO LUCY	253 KNEELAND RD NEW HAVEN CT 06512	\$135.15		\$135.15
1015	BELLUCCI KATHERINE	211 TOWNSEND AVE NEW HAVEN CT 06512	\$177.84		\$177.84
58863	CASELLA DARLENE	385 LOMBARD ST NEW HAVEN CT 06513	\$271.84		\$271.84
65115	CONSTANTIN EDMONDS RHONDA	142 HOWARD AVE NEW HAVEN CT 06519	\$32.81		\$32.81
13625	CORELOGIC COMMERCIAL REAL ESTATE	3001 HACKBERRY IRVING TX 75063	\$104,811.21		\$104,811.21
63461	DIADAMO KEVIN	121 W MAIN ST APT 32 MILFORD CT 06460	\$343.43		\$343.43
73595	HONDA LEASE TRUST	11675 GREAT OAKS WAY SUITE 200 ALPHARETTA GA 30022	\$556.47		\$556.47
73695	HONDA LEASE TRUST	11675 GREAT OAKS WAY SUITE 200 ALPHARETTA GA 30022	\$608.37		\$608.37
73724	HONDA LEASE TRUST	11675 GREAT OAKS WAY SUITE 200 ALPHARETTA GA 30022	\$250.14		\$250.14
74446	HYUNDAI LEASE TITLING TRUST	PO BOX 4747 OAK BROOK IL 60522	\$527.55		\$527.55
77727	KORN MINORI	670 WHITNEY AVE NEW HAVEN CT 06511	\$263.50		\$263.50
1420	LAW OFFICE OF LARS EDEEN JR	171 CENTER ST WALLINGFORD CT 06492	\$3,364.74		\$3,364.74
84268	MOORE GREGORY	491 EDGEWOOD AVE NEW HAVEN CT 06511	\$57.96		\$57.96
84266	MOORE GREGORY	491 EDGEWOOD AVE NEW HAVEN CT 06511	\$233.49		\$233.49
81591	SANTANA MARTINEZ JOSE L	197 FILLMORE ST NEW HAVEN CT 06513	\$260.65		\$260.65
107615	SCHNEIDER SYDNEY	2 E JOPPA RD #1177 TOWSON MD 21286	\$81.80		\$81.80
946264	TAMIOLAKIS DANUTA	113 NEWTOWN TPKE WESTPORT CT 06880	\$1,229.40		\$1,229.40
95343	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$415.72		\$415.72
95353	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$153.06		\$153.06
101301	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$219.62		\$219.62
101410	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$435.45		\$435.45
101427	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$516.18		\$516.18
101431	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$85.93		\$85.93
101677	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$886.13		\$886.13
101702	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$689.68		\$689.68
104157	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800 WOBURN MA 01801	\$459.73		\$459.73
92262	USB LEASING LT	ATTN: TAX SERVICING PO BOX 2466 OSHKOSH WI 54903	\$521.54		\$521.54
103109	VCS AUTO LEASING CO	PO BOX 91300 MOBILE AL 36691	\$883.24		\$883.24
103128	VCS AUTO LEASING CO	PO BOX 91300 MOBILE AL 36691	\$298.34		\$298.34
103144	VCS AUTO LEASING CO	PO BOX 91300 MOBILE AL 36691	\$666.87		\$666.87
103903	VW CREDIT LEASING LTD	ATTN: TAX DEPT 1401 FRANKLIN BLVD LIBERTYVILLE IL 60048	\$105.70		\$105.70
94000	XIE HUIDONG	360 STATE ST APT 2306 NEW HAVEN CT 06510	\$70.47		\$70.47
805889	YANKEE EQUIPMENT SYSTEMS LLC	PO BOX 630 BARRINGTON NH 03825	\$151.17		\$151.17
94006	ZAMBRANWO ESEQUIEL	22 LINES ST NEW HAVEN CT 06519	\$27.68		\$27.68
404221	ZHANG XIAN	190 WOOSTER ST APT 7 NEW HAVEN CT 06511	\$3,548.16		\$3,548.16
13530	ZHANG XIAN	190 WOOSTER ST APT 7 NEW HAVEN CT 06511	\$3,352.22		\$3,352.22

2/21/2023

	PENDING BOA	\$127,879.28	\$127,879.28
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..Title

ORDER CONCERNING REAL PROPERTY TAXES OF MELISSA M. CRANFORD ON MOTOR VEHICLE TAX ACCOUNTS 910876, 928049, AND 61293.

..Body

WHEREAS: Melissa M. Cranford has old motor vehicle tax accounts; and

WHEREAS: Melissa M. Cranford wants to pay these tax bills; and

WHEREAS: Melissa M. Cranford is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers 910876, 928049, and 61293 be forgiven

BE IT FURTHER ORDERED that Melissa M. Cranford will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts 910876, 928049, and 61293.

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF KERRY GREEN JR ON  
MOTOR VEHICLE TAX ACCOUNT 729783

..Body

WHEREAS: Kerry Green Jr has old motor vehicle tax accounts; and

WHEREAS: Kerry Green Jr wants to pay these tax bills; and

WHEREAS: Kerry Green Jr is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 729783 be forgiven

BE IT FURTHER ORDERED that Kerry Green Jr will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts 729783

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF CYNEE M. HAWLEY  
ON MOTOR VEHICLE TAX ACCOUNTS 73207, 86683, 73511, AND 72365.

..Body

WHEREAS: Cynee M. Hawley has old motor vehicle tax accounts; and

WHEREAS: Cynee M. Hawley wants to pay these tax bills; and

WHEREAS: Cynee M. Hawley is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers 73207, 86683, 73511, and 72365 be forgiven

BE IT FURTHER ORDERED that Cynee M. Hawley will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts 73207, 86683, 73511, and 72365.

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF IBRAHIMA SANGARE  
ON MOTOR VEHICLE TAX ACCOUNTS 97571, 97572, 93872, 98107, AND  
95717

..Body

WHEREAS: Ibrahima Sangare has old motor vehicle tax accounts; and

WHEREAS: Ibrahima Sangare wants to pay these tax bills; and

WHEREAS: Ibrahima Sangare is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers 97571, 97572, 93872, 98107 and 95717 be forgiven

BE IT FURTHER ORDERED that Ibrahima Sangare will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts 97571, 97572, 93872, 98107 and 95717



..Title

ORDER CONCERNING REAL PROPERTY TAXES OF MATTHEW J. STEVENS ON MOTOR VEHICLE TAX ACCOUNT 803317.

..Body

WHEREAS: Matthew J. Stevens has an old motor vehicle tax account; and

WHEREAS: Matthew J. Stevens wants to pay these tax bills; and

WHEREAS: Matthew J. Stevens is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 803317 be forgiven

BE IT FURTHER ORDERED that Matthew J. Stevens will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax account 803317.

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF VANESA SANTIAGO  
ON MOTOR VEHICLE TAX ACCOUNT 737394

..Body

WHEREAS: Vanesa Santiago has old motor vehicle tax accounts; and

WHEREAS: Vanesa Santiago wants to pay these tax bills; and

WHEREAS: Vanesa Santiago is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 737394 be forgiven

BE IT FURTHER ORDERED that Vanesa Santiago will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax account 737394

**ORDER REQUESTING THE CITY OF NEW HAVEN TO DEVELOP A TRAFFIC-CALMING NEIGHBORHOOD-APPROVED PLAN AND EXECUTE NEIGHBORHOOD-APPROVED PLANS AT THE WRIGHT AVENUE, FREDERICK STREET, AND GREEN HILL TERRACE INTERSECTIONS.**

**WHEREAS:** Speeding and unsafe driving are significant public safety issues at Wright Avenue, Frederick Street, and Green Hills Terrace Intersections; and

**WHEREAS:** making the roads safer has been a top priority for the residents for years; and

**WHEREAS:** residents endeavor to work together with city departments to design a plan to slow traffic at the intersection of Wright Avenue, Frederick Street, and Green Hill Terrace, creating a better environment for walking and recreation in the community; and

**WHEREAS:** such traffic calming measures should include but not be limited to stop signs or speed humps; and

**WHEREAS:** although traffic calming measures that include reducing speeding and encouraging the use of the corridor by pedestrians and cyclists is a neighborhood improvement effort that prevents incidents before they happen; and

**WHEREAS:** to accomplish these goals, the city is urged to create a better environment for walking and recreation in the residential area at the intersection of Wright Avenue, Frederick Street, and Green Hill Terrace.

**NOW, THEREFORE, BE IT ORDERED** that city of New Haven, through its Transportation, Traffic & Parking department, and Engineering Department, develop a Traffic Calming Neighborhood-approved Plan and execute neighborhood-approved plans for Wright Avenue, Frederick Street, and Green Hill Terrace intersections.



**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Darryl J. Brackeen, Jr.***  
Alder, Ward 26

P.O. Box 3193  
New Haven, CT 06515-2334

---

Chair  
Health & Human Services Committee

Member  
Education Committee

Member  
Youth & Youth Services Committee

---

Telephone: (203) 668-4613  
E-mail: Ward26@newhavenct.gov

February 21, 2023

Hon. Tyisha Walker-Myers  
President, Board of Alders  
165 Church Street  
New Haven, CT 06510

Dear President Walker-Myers:

I would like to respectfully submit to the Board of Alders, as a communication, the attached Order requesting the Department of Engineering to execute a plan for installing drainage and mitigation plan to alleviate excessive flooding on city roads, including 140 Curtis Drive, 157 Curtis Drive, odd side of Wright Avenue, 146 Brooklawn Circle, 96 Brooklawn Circle (on the Morton Lane side). I also request the installation of a bioswale at 80 Hemlock Road (Birch Drive side of the home) to mitigate flooding.

Thank you for your consideration of my request.

Respectfully submitted,

*Hon. Darryl Brackeen, Jr.*  
Hon. Darryl Brackeen, Jr.  
Alder, Ward 26

Attachment

..title

**ORDER REQUESTING THE CITY OF NEW HAVEN DEPARTMENT OF ENGINEERING TO EXECUTE A PLAN FOR INSTALLING DRAINAGE AND MITIGATION FOR 140 CURTIS DRIVE, 157 CURTIS DRIVE, ODD SIDE OF WRIGHT AVENUE, 146 BROOKLAWN CIRCLE, 96 BROOKLAWN CIRCLE (ON THE MORTON LANE SIDE) DUE TO EXCESSIVE FLOODING ON CITY ROADS; INCLUDING A BIOSWALE INSTALLATION AT 80 HEMLOCK ROAD (ON THE BIRCH DRIVE SIDE OF THE HOME) TO MITIGATE FLOODING.**

..body

**WHEREAS:** For years, residents have longed for answers and have complained of flooding on city streets and in their homes during significant rainfall; and

**WHEREAS:** residents have provided photos that show during heavy rains, floodwaters inundate residents' basements forcing them to use sump pumps to drain the excess flood water; and

**WHEREAS:** residents have installed equipment such as sump pumps to remove flood water from their respective properties; and

**WHEREAS:** residents are urgently calling for the City of New Haven to improve drainage systems city-wide to prevent flooding into homes and on the city streets during heavy rainfalls; and

**WHEREAS:** there is also a need to install bioswales to mitigate flooding on city streets, particularly on Hemlock Road (on the Birch Drive side of the home).

**NOW, THEREFORE, BE IT ORDERED** that the City of New Haven, through its Department of Engineering, execute a plan for installing flood drainage and mitigation plan to alleviate excessive flooding on city roads, especially in the city's dense residential neighborhoods.

**BE IT FURTHER ORDERED** that the City of New Haven, through its Engineering Department, include the installation of bioswales in its plans to mitigate flooding.



**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Darryl J. Brackeen, Jr.***  
Alder, Ward 26

---

Chair  
Health & Human Services Committee

Member  
Education Committee

Member  
Youth & Youth Services Committee

February 21, 2023

Hon. Tyisha Walker-Myers  
President, Board of Alders  
165 Church Street  
New Haven, CT 06510

Dear President Walker-Myers:

I would like to respectfully submit to the Board of Alders, as a communication, the attached Order calling for the City of New Haven Traffic Authority to install four-way stop signs at the intersection of Ray Road and Judwin Avenue.

Thank you for your consideration of my request.

Respectfully submitted,

*Hon. Darryl Brackeen, Jr.*  
Hon. Darryl Brackeen, Jr.  
Alder, Ward 26

Attachment

P.O. Box 3193  
New Haven, CT 06515-2334

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Telephone: (203) 668-4613  
E-mail: [Ward26@newhavenct.gov](mailto:Ward26@newhavenct.gov)

..title

**ORDER CALLING FOR THE CITY OF NEW HAVEN TRAFFIC AUTHORITY TO  
INSTALL FOUR-WAY STOP SIGNS AT THE INTERSECTION OF RAY ROAD AND  
JUDWIN AVENUE.**

..body

**WHEREAS:** Residents have long expressed concerns regarding the dangerous intersection at Ray Road and Judwin Ave and have requested a four-way stop; and

**WHEREAS:** it is difficult, and at times dangerous, to cross Ray Road, particularly at the intersection with Judwin Ave, due to vehicles speeding in the area; and

**WHEREAS:** for many years, residents in the area have expressed concerns about pedestrian and traffic safety, having witnessed numerous pedestrian and vehicle near misses, accidents, and even fear of crossing the road; and

**WHEREAS:** residents have long requested that a four-way stop sign be installed at this intersection and filed this request on SeeClickFix; and

**WHEREAS:** in June 2021, the Alder of Ward 26, who has resided in the area for more than 30 years, and witnessed numerous vehicle near misses, requested the immediate installation of a four-way stop at Ray Road and Judwin Ave; and

**WHEREAS:** no study is required; discussions around this important public safety issue have gone on too long; neighbors want to be proactive and not wait until there is an injury or death before Ray Road and Judwin Ave traffic and public safety issues are addressed.

**NOW, THEREFORE, BE IT ORDERED** that the city of New Haven, through its Transportation, Traffic and Parking Department, submit this order to the next scheduled meeting of the New Haven Traffic Authority and install a four-way stop at the intersection of Ray Road and Judwin Avenue.



**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Darryl J. Brackeen, Jr.***  
Alder, Ward 26

P.O. Box 3193  
New Haven, CT 06515-2334

---

Chair  
Health & Human Services Committee

---

Telephone: (203) 668-4613  
E-mail: [Ward26@newhavenct.gov](mailto:Ward26@newhavenct.gov)

Member  
Education Committee

Member  
Youth & Youth Services Committee

February 21, 2023

Hon. Tyisha Walker-Myers  
President, Board of Alders  
165 Church Street  
New Haven, CT 06510

Dear President Walker-Myers:

I would like to respectfully submit to the Board of Alders, as a communication, the attached Order Calling for the City of New Haven Engineering Department and the Transportation, Traffic and Parking Department to install speed-calming traffic humps throughout the entire road strategically placed on Fowler Street, Brooklawn Circle, Wright Avenue, Davis Street, Long Hill Terrace, Judwin Avenue, Kohary Drive (placing two humps between 165-220, and one at or near 295 Stevenson Road.

Thank you for your consideration of my request.

Respectfully submitted,

*Hon. Darryl Brackeen, Jr.*

Hon. Darryl Brackeen, Jr.  
Alder, Ward 26

Attachment



..title

**ORDER CALLING FOR THE CITY OF NEW HAVEN ENGINEERING DEPARTMENT AND THE TRANSPORTATION, TRAFFIC AND PARKING DEPARTMENT TO INSTALL SPEED-CALMING TRAFFIC HUMPS THROUGHOUT THE ENTIRE ROAD STRATEGICALLY PLACED ON THE FOLLOWING STREETS: FOWLER STREET, BROOKLAWN CIRCLE, WRIGHT AVENUE, DAVIS STREET, LONG HILL TERRACE, JUDWIN AVENUE, KOHARY DRIVE (PLACING TWO HUMPS BETWEEN 165-220 AND ONE AT OR NEAR 295 STEVENSON ROAD.**

..body

**WHEREAS:** Neighbors are concerned about motorists speeding through the streets; and

**WHEREAS:** several community residents have long advocated for speed humps and signage to address speeding issues; and

**WHEREAS:** speed humps would be helpful in providing safer streets and ensuring the safety of pedestrians and small children who reside and play in the community; and

**WHEREAS:** after hearing from several concerned neighbors regarding the fast speeds of motorists who disregard the city speed limit, all agree that there is a need for speed hump(s) on the streets listed above; and

**WHEREAS:** ensuring compliance with the 25mph residential speed limit will hopefully result in safer and quieter neighborhoods.

**NOW, THEREFORE, BE IT ORDERED** that the City of New Haven, through its Engineering Department and the Transportation, Traffic and Parking Department, install speed-calming traffic humps throughout the entire road strategically placed on the following streets: Fowler Street, Brooklawn Circle, Wright Avenue, Davis Street, Long Hill Terrace, Judwin Avenue, Kohary Drive (placing two speed humps between 165-220 and one at or near 295 Stevenson Road.

**BE IT FURTHER RESOLVED THAT** any other traffic calming measures can be implemented under the city's Complete Streets program to alleviate speeding on the streets listed above.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION, IF A GRANT:

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: Friday, February 10, 2023

Meeting Submitted For: Monday, February 20, 2023

Regular or Suspension Agenda: Regular

Submitted By: Karl Jacobson / Michael Gormany

Title of Legislation: Transfer 201-23-1

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1  
AUTHORIZING BUDGET TRANSFER #201-23-1 TRANSFERRING FUNDS FROM  
THE POLICE SERVICES SALARY ACCOUNTS TO OVERTIME, TRAVEL, TRAINING,  
EQUIPMENT, REPAIRS AND MAINTENCE, UNIFORM, PRINTING, AND  
CONTRACTUAL SERVICES ACCOUNTS IN THE AMOUNT OF FOUR MILLION, SIX  
HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$4,600,000)

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Comments: Legistar File ID: OR-2023-0005

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Coordinator's Signature: *\*see copy*

Controller's Signature (if grant): \_\_\_\_\_

Mayor's Office Signature: 

Call (203) 946-7670 or email [bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov) with any questions.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter  |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances                               |
| <input checked="" type="checkbox"/> | Prior Notification Form                                       |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget |
| <input checked="" type="checkbox"/> | Supporting Documentation                                      |
| <input type="checkbox"/>            | Disk or E-mailed Cover letter & Order                         |

IN ADDITION, IF A GRANT:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Notice of Intent   |
| <input type="checkbox"/> | Grant Summary  |
| <input type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

Date Submitted: Friday, February 10, 2023

Meeting Submitted For: Monday, February 20, 2023

Regular or Suspension Agenda: Regular

Submitted By: Karl Jacobson / Michael Gormany


Title of Legislation: Transfer 201-23-1

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1  
AUTHORIZING BUDGET TRANSFER #201-23-1 TRANSFERRING FUNDS FROM  
THE POLICE SERVICES SALARY ACCOUNTS TO OVERTIME, TRAVEL, TRAINING,  
EQUIPMENT, REPAIRS AND MAINTENCE, UNIFORM, PRINTING, AND  
CONTRACTUAL SERVICES ACCOUNTS IN THE AMOUNT OF FOUR MILLION, SIX  
HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$4,600,000)

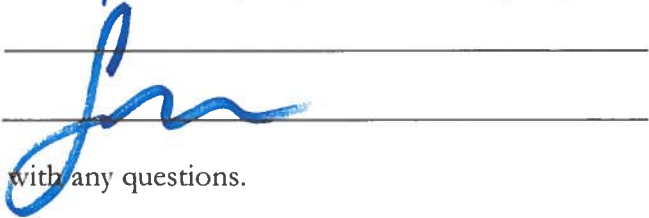
Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Coordinator's Signature:  02/10/2023

Controller's Signature (if grant): \_\_\_\_\_

Mayor's Office Signature: 

Call 946-7670 with any questions.

Karl Jacobson  
Chief of Police



Justin Elicker  
Mayor

**CITY OF NEW HAVEN**  
**DEPARTMENT OF POLICE SERVICE**  
ONE UNION AVENUE | NEW HAVEN, CONN. | 06519

(203) 946-6333

[newhavenct.gov](http://newhavenct.gov)

February 8, 2023

Alder Tyisha Walker-Myers  
President, Board of Alders  
23rd Ward  
Board of Alders  
165 Church Street  
New Haven, CT 06510

RE: Ordinance Amendment to Appropriating Ordinance # 1 of FY 2022-2023  
Budget Transfer # 201-23-1

Dear Honorable Alder President Walker-Myers:

I am writing to notify you that funds are needed to supplement a variety of police budget accounts, and respectfully request a transfer within the Police Department's General Fund Operating Budget of \$4,600,000 from various Police Services salary accounts to overtime, travel, training, equipment, repairs and maintenance, uniform, printing & binding, and other contractual services accounts. Please see below for the itemized list of the transfer request.

MUNIS Acct	Division	Description	Transfer Request
12011010-53330	Chiefs Office-Admin	Travel	\$10,000.00
12011010-56677	Chiefs Office-Admin	Training	\$70,000.00
12012050-56694	Detention	Other Contractual	\$5,000.00
12012090-54411	Supply Room	Equipment	\$80,000.00
12012090-55586	Supply Room	Uniform	\$40,000.00
12012090-56615	Supply Room	Printing & Binding	\$30,000.00
12012150-56623	Central Services	Repairs & Maintenance	\$25,000.00
12012150-56694	Central Services	Other Contractual Services	\$40,000.00
Various	Operations/Detention	Overtime	\$4,300,000.00

**POLICING WITH HEART**  
**HONOR • EXCELLENCE • ACCOUNTABILITY • RESPECT • TENACITY**

\$4.3M of the \$4.6M transfer request is for overtime. Since Fiscal Year (FY) 2019-2020 the Police Department has been experiencing a significant staff shortage. During FY 2016-2017 the Department averaged a sworn personnel count of 435. By FY 2019-2020 this number declined to 349, and as of January 31, 2023 the FY 2022-2023 count is 334. Looking at budgeted strength data dating back to FY 1992-1993, the Police Department has averaged 410 sworn personnel over the past 30 years. This staff shortage is the main driver of the Police Department's overtime, followed by incident response and investigation.

The remaining \$300,000 of the transfer request will be split between the Department's travel, training, equipment, repairs and maintenance, uniform, printing & binding, and other contractual services accounts. Additional funding in these budget accounts are needed to comply with the Police Accountability Law including achieving accreditation status, upgrade the Detention Facility, support the Department's recruitment and retention efforts, meet and maintain health and safety standards, support the Department's new technology and tools, and purchase equipment and uniform items necessary for public and officer safety.

We look forward to your support and discussing with you the direction the Police Department is heading to analyze the origin and direction of the funds.

Sincerely,



Karl Jacobson  
Chief of Police

Cc: Sean Matteson, Chief of Staff  
Michael Gormany, Budget Director & Acting Controller  
Regina Rush-Kittle, CAO  
Rebecca Bombero, Deputy CAO

..title

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING BUDGET TRANSFER #201-23-1 TRANSFERRING FUNDS FROM THE POLICE SERVICES SALARY ACCOUNTS TO OVERTIME, TRAVEL, TRAINING, EQUIPMENT, REPAIRS AND MAINTENCE, UNIFORM, PRINTING, AND CONTRACTUAL SERVICES ACCOUNTS IN THE AMOUNT OF FOUR MILLION, SIX HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$4,600,000)

..body

**WHEREAS**, Article VIII, Section 3 of the City Charter and Section 2-383 (1) of the Code of General Ordinances requires the approval of the Board of Alders for the transfer of funds within the General Fund Operating Budget, as adopted; and

**WHEREAS**, The City of New Haven Police Services Overtime Accounts are projected to go over budget for fiscal year 2022-23; and,

**WHEREAS**, The Police Services travel, training, equipment, repairs and maintenance, uniform, printing, and contractual services is projected to need additional funding for FY 2022-23; and

**WHEREAS**, The City of New Haven Police Services is projecting a savings in various salary accounts to cover the additional cost for overtime, travel, training, equipment, uniform, printing, and contractual services.

**NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that:**

Section 1. Approve Budget transfer 204-23-1 transferring funds from various Police Services salary accounts in the amount of four million, six hundred thousand dollars into overtime, travel, training, equipment, repairs and maintenance, uniform, printing, and contractual services accounts for FY 2022-23 as listed below in exhibit A.

Exhibit A

<b>MUNIS Acct</b>	<b>Division</b>	<b>Description</b>	<b>Transfer Request</b>
12011010-53330	Chiefs Office-Admin	Travel	\$10,000.00
12011010-56677	Chiefs Office-Admin	Training	\$70,000.00
12012050-56694	Detention	Other Contractual	\$5,000.00
12012090-54411	Supply Room	Equipment	\$80,000.00
12012090-55586	Supply Room	Uniform	\$40,000.00
12012090-56615	Supply Room	Printing & Binding	\$30,000.00
12012150-56623	Central Services	Repairs & Maintenance	\$25,000.00
12012150-56694	Central Services	Other Contractual Services	\$40,000.00
Various	Operations/Detention	Overtime	\$4,300,000.00

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alder(s): Entire Board

DATE: Friday, February 10, 2023

FROM: Department Police Services / Management and Budget  
Person Karl Jacobson Telephone 203-946-6333

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders.

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING BUDGET TRANSFER #201-23-1 TRANSFERRING FUNDS FROM THE POLICE SERVICES SALARY ACCOUNTS TO OVERTIME, TRAVEL, TRAINING, EQUIPMENT, REPAIRS AND MAINTENCE, UNIFORM, PRINTING, AND CONTRACTUAL SERVICES ACCOUNTS IN THE AMOUNT OF FOUR MILLION, SIX HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$4,600,000)

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the Alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the Alder(s) before it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the Alder(s).
4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.



**FISCAL IMPACT STATEMENT**

DATE: Friday, February 10, 2023  
FROM (Dept.): Police Services/ Management and Budget  
CONTACT: Karl Jacobson/Michael Gormany PHONE: 203-946-6333

**SUBMISSION ITEM (Title of Legislation):**

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING BUDGET TRANSFER #201-23-1 TRANSFERRING FUNDS FROM THE POLICE SERVICES SALARY ACCOUNTS TO OVERTIME, TRAVEL, TRAINING, EQUIPMENT, REPAIRS AND MAINTENCE, UNIFORM, PRINTING, AND CONTRACTUAL SERVICES ACCOUNTS IN THE AMOUNT OF FOUR MILLION, SIX HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$4,600,000)

**List Cost:**      Transfer 201-23-1

	<u>GENERAL</u>	<u>SPECIAL</u>	<u>BOND</u>	<u>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</u>
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

- 1. One-time
- 2. Annual



City of New Haven  
 Office Of Management and Budget  
 Justin M. Elicker, Mayor  
 Michael Gormany, City Budget Director  
 Budget Transfer Form

Agency Name	Police Services	Fiscal Year	2023
Date Prepared	Friday, February 10, 2023	Fiscal Year Quarter	
Transfer Number	201-23-1		

Transfer Explanation

Transfer to cover additional expenditures including but not limited to training, overtime, equipment, and repairs

		Fiscal Year 2		TO					
		FROM							
Organization Name	Organization Code	Object Code Name	Object code	Transfer Amount	Organization Name	Organization Code	Object Code Name	Object code	Transfer Amount
1	Police Operations	12012040	Salary	50110	4,600,000	See Below Exhibit A	See Below	See Below	4,600,000
2					0.00				0.00
3					0.00				0.00
4					0.00				0.00
5					0.00				0.00
6					0.00				0.00
<b>Total</b>					\$4,600,000.00	<b>Total</b>			\$4,600,000.00

Department Head/Chief or Deputy/Assistant \_\_\_\_\_ Date \_\_\_\_\_

Coordinator of Deputy Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Chief of Staff/Budget Director/Controller/OMB Staff \_\_\_\_\_ Date \_\_\_\_\_



**City of New Haven**  
**Office Of Management and Budget**  
**Justin M. Elicker, Mayor**  
**Michael Gormany, City Budget Director**  
**Budget Transfer Form**

Exhibit A

MUNIS Acct	Division	Description	Transfer Request
12011010-53330	Chiefs Office-Admin	Travel	\$10,000.00
12011010-56677	Chiefs Office-Admin	Training	\$70,000.00
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12012090-56615	Supply Room	Printing & Binding	\$30,000.00
12012150-56623	Central Services	Repairs & Maintenance	\$25,000.00
12012150-56694	Central Services	Other Contractual Services	\$40,000.00
Various	Operations / Detention	Overtime	\$4,300,000.00

City of New Haven  
Office of Management and Budget  
Justin M. Elicker, Mayor  
Michael Gormany, City Budget Director  
Budget Transfer Form



Agency Name		Police Services		Fiscal Year 2023					
Date Prepared		Friday, February 10, 2023		Fiscal Year Quarter					
Transfer Number		201-23-1		Transfer Explanation					
Transfer to cover additional expenditures including but not limited to training, overtime, equipment, and repairs									
FROM			TO						
Organization Name	Organization Code	Object Code Name	Object code	Transfer Amount	Organization Name	Organization Code	Object Code Name	Object code	Transfer Amount
1 Police Operations	12012040	Salary	50110	4,600,000	See Below Exhibit A	See Below	See Below	See Below	4,600,000
2				0.00					0.00
3				0.00					0.00
4				0.00					0.00
5				0.00					0.00
6				0.00					0.00
<b>Total</b>				\$4,600,000.00	<b>Total</b>				\$4,600,000.00

DocuSigned by:  
*Karl Jacobson* Karl Jacobson February 10, 2023 | 2:10 PM EST  
 DEPARTMENT HEAD/Chief or Deputy/Assistant  
*Regina Rush-Kittle* Regina Rush-Kittle February 10, 2023 | 2:12 PM EST  
 COORDINATOR OF Deputy Coordinator  
*Michael Gormany* Michael Gormany February 10, 2023 | 2:24 PM EST  
 CHIEF OF STAFF/Budget Director/Controller/OMB Staff \_\_\_\_\_ Date

**City of New Haven**  
**Office Of Management and Budget**  
**Justin M. Elicker, Mayor**  
**Michael Gormany, City Budget Director**  
**Budget Transfer Form**



Exhibit A

MUNIS Acct	Division	Description	Transfer Request
12011010-53330	Chiefs Office-Admin	Travel	\$10,000.00
12011010-56677	Chiefs Office-Admin	Training	\$70,000.00
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12012150-56694	Central Services	Other Contractual Services	\$40,000.00
Various	Operations/Detention	Overtime	\$4,300,000.00

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the state you must write a Resolution)
<input checked="" type="checkbox"/>	Prior Notification Form
<input type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** February 7, 2022

**Meeting Submitted For:** February 21, 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Rebecca Bombero, Deputy CAO

**Title of Legislation:**

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE ROAD CLOSURES ASSOCIATE WITH THE 2023 ST. PATRICK'S DAY PARADE ON SUNDAY, MARCH 12, 2023.

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**Comments:** Legistar File ID: LM-2023-0082

Respectfully request UC.

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**Coordinator's Signature:**

*\*see scanned copy for wet signature*

**Controller's Signature (if grant):**

**Mayor's Office Signature:**



Call (203) 946-7670 or email [bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov) with any questions.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting a grant to the state you must write a Resolution)
<input checked="" type="checkbox"/>	Prior Notification Form
<input type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** February 7, 2022

**Meeting Submitted For:** \_\_\_\_\_

**Regular or Suspension Agenda:** Regular

**Submitted By:** Rebecca Bombero

**Title of Legislation:**

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE ROAD CLOSURES ASSOCIATED WITH THE 2023 ST PATRICKS DAY PARADE ON SUNDAY, MARCH 12, 2023.

**Comments:** \_\_\_\_\_  
Respectfully request UC.


**Coordinator's Signature:**

 02/08/2023

**Controller's Signature (if grant):**

\_\_\_\_\_

**Mayor's Office Signature:**





**CITY OF NEW HAVEN**  
**JUSTIN ELICKER**  
**MAYOR**

**CITY HALL**

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**CHIEF ADMINISTRATOR'S OFFICE**  
**REGINA RUSH-KITTLE**

**165 CHURCH ST.**  
**NEW HAVEN, CT 06510**  
**(203) 946-7900**  
**FAX (203) 946-7911**

February 7, 2023

Honorable Tyisha Walker-Meyers  
President of the Board of Alders  
165 Church Street  
New Haven, CT 06510

Dear President Walker-Meyers,

The City will again host the St. Patrick's Day Parade. The Parade Committee has worked with city staff to review the logistics of the event and have finalized the route. This year the route will again end at Elm Street rather than proceeding to Grove Street to help minimize costs. In addition, the closure for the Family Fun Zone has been streamlined and shortened without changing the hours of the activities. This year, due to an anticipated construction shift on Chapel Street the Church Street closure will also be delayed until 11 am. In addition to Board Approval, the Parade will be declared and the route will be advertised in the Register as per ordinance and the City will use its Everbridge notification system to alert residents in the vicinity of the route.

City staff will continue to work with the Parade Committee to ensure a successful event. I respectfully request the approval of the associated road closures for this annual event.

Very truly yours,

Rebecca Bombero  
Deputy Chief Administrative Officer



..title

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE ROAD CLOSURES ASSOCIATE WITH THE 2023 ST. PATRICK'S DAY PARADE ON SUNDAY, MARCH 12, 2023.

..body

WHEREAS, initiated in 1842, the parade has grown to be the largest single-day spectator event in Connecticut;

WHEREAS, no parking along the route and muster area begins at 11am to allow preparations to be completed and allow the parade to step off at 1:30PM and re-opens as the parade clears each area;

WHEREAS, the parade shall begin at Chapel and Sherman and travel along Chapel street to Church Street and end at Church and Elm;

WHEREAS, the family fun zone shall be on Elm Street from Temple Street to Chapel Street;

WHEREAS, there shall be no parking along the route, and the associated blocks in either direction of the route shall have limited access during the duration of the parade.

NOW, THEREFORE, BE IT ORDERED THAT THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN HEREBY AUTHORIZE STREET CLOSURES ASSOCIATED WITH THE 2023 ST. PATRICK'S DAY PARADE ON SUNDAY, MARCH 12, 2023.

NO AUTOMOBILES, CARRIAGES, OR OTHER VEHICLES, PUBLIC OR PRIVATE, SHALL STAND OR TRAVEL IN EITHER DIRECTION ON THE FOLLOWING STREETS FROM THE HOUR OF 11:00 A.M. (except as noted below) UNTIL THE PARADE HAS PASSED.

NORTON STREET	GEORGE STREET TO EDGEWOOD AVENUE
DERBY AVENUE	NORTON STREET TO CHAPEL STREET
WINTHROP AVENUE	GEORGE STREET TO EDGEWOOD AVENUE
SHERMAN AVENUE	GEORGE STREET TO EDGEWOOD AVENUE
CHAPEL STREET	COLLEGE STREET TO ELLSWORTH AVE.
CHAPEL STREET	TEMPLE STREET TO COLLEGE STREET (1 P.M.)
CHAPEL STREET	TEMPLE STREET TO ORANGE STREET
CHURCH STREET	CHAPEL STREET TO ELM STREET
ELM STREET	TEMPLE TO CHURCH STREET (9:00 A.M.)

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO: Full Board of Alders

DATE: February 7, 2023

FROM: Department Chief Administrator's Office  
Person Rebecca Bombero Telephone 946-7903

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders:

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN  
APPROVING THE ROAD CLOSURES ASSOCIATE WITH THE 2023 ST. PATRICK'S  
DAY PARADE ON SUNDAY, MARCH 12, 2023.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alders affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** February 9<sup>TH</sup>, 2023

**Meeting Submitted For:** February 21<sup>ST</sup>, 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Nathaniel Hougrand, Deputy Director of Zoning

**Title of Legislation:**

ORDINANCE OF THE BOARD OF ALDERS AMENDING THE ZONING  
ORDINANCE OF THE CITY OF NEW HAVEN SECTION 42.6 CONCERNING THE  
RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS TO  
ADD THE 'BE' ZONE TO SECTION 42.6(C)1 AND 42.6(C)2.

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**Comments:** Legistar File ID: OR-2023-0004

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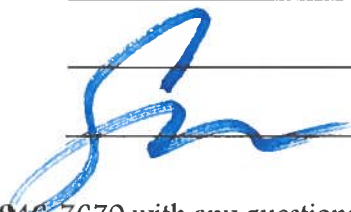
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\*see additional Checklist for sign-off

**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_



Call (203) 946-7670 with any questions.  
[bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov)

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
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**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** February 9, 2023

**Meeting Submitted For:** February 21, 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Nathaniel Hougrand – Deputy Director of Zoning

**Title of Legislation:**

**ORDINANCE OF THE BOARD OF ALDERS AMENDING THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTION 42.6 CONCERNING THE RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS TO ADD THE 'BE' ZONE TO SECTION 42.6(C)1 AND 42.6(C)2.**

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**Comments:** \_\_\_\_\_

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**Coordinator's Signature:** MPL

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** SM



**NEW HAVEN CITY PLAN COMMISSION**  
165 CHURCH STREET, NEW HAVEN, CT 06510  
TEL (203) 946-6378 FAX (203) 946-7815

February 9, 2023

The Honorable Alder Tyisha Walker-Myers  
President, New Haven Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

**RE: ORDINANCE OF THE BOARD OF ALDERS AMENDING THE ZONING  
ORDINANCE OF THE CITY OF NEW HAVEN SECTION 42.6 CONCERNING THE  
RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS TO  
ADD THE 'BE' ZONE TO SECTION 42.6(C)1 AND 42.6(C)2.**

Dear President Walker-Myers:

On August 1, 2022 the Board of Alders of the City of New Haven adopted an ordinance amending the Zoning Ordinance of the City of New Haven concerning the responsible and equitable regulation of adult-use cannabis. The ordinance established the land use and criteria for the establishment of Adult-Use Cannabis licenses in a manner consistent with the Connecticut Responsible and Equitable Regulation of Adult-Use Cannabis Act of 2021.

A key aspect of this ordinance was the creation of a new Section 42.6 specifically to address and align zoning provisions with state law and licensing procedures. This section ensures that the sale, production or manufacturing of Adult-Use Cannabis occurs within certain business and industrial zoning districts with a special permit.<sup>1</sup> It also accounts for transporter or delivery service business licenses "As-of-Right"; where no special permit would be required. This ordinance prohibits the sale, production or manufacturing of cannabis in all residential districts and three zoning overlay districts.

It has come to the attention of the City Plan Department that the BE Zoning District (Business E-Wholesale and Distribution) was inadvertently excluded from the list of Zoning Districts where cannabis uses are permitted, either as-of-right or by Special Permit, depending on the use (NHZO Section 42.6(C)1 and 42.6(C)2). City Plan staff finds that the BE zone is an appropriate zone to permit cannabis uses and the ordinance should be amended to include this zone.

Thank you for taking this amendment into consideration. This amendment will ensure appropriate incorporation of the recent State Law into the City's Zoning Ordinance by ensuring all Zoning Districts are captured. Further, this amendment will further the goal of the ordinance to encourage economic opportunity within the appropriate locations of cannabis establishments.

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<sup>1</sup> Special Permit – A land use permitted when the City Plan Commission finds that the standards for the use as contained within this Ordinance have been met. (Section 64(e) of the New Haven Zoning Ordinance) - [ARTICLE VIII. - ADMINISTRATION | Zoning | New Haven, CT | Municode Library](#)

Thank you for your consideration. Should any questions, comments or concerns arise, please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Nat Hougrand". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nathaniel Hougrand  
Deputy Director of Zoning  
City Plan Department

enclosures

cc: Barbara Montalvo, Office of the Mayor  
Leslie Radcliffe, Chair, City Plan Commission  
file

..title

PETITION TO THE BOARD OF ALDERS AMENDING THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTION 42.6 CONCERNING THE RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS TO ADD THE 'BE' ZONE TO SECTION 42.6(C)1 AND 42.6(C)2.

..body

ATTACHMENT A

Pursuant to 1925 Special Act No. 490, § 5, Article VI § 19 Article VII, § 3L and Article XIII § 2 of the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the “Zoning Ordinance”), Petitioner Nathaniel Hougrand, Deputy Director of Zoning within the City Plan Department of the City of New Haven (“Petitioner”), hereby petitions the Board of Alders of the City of New Haven to amend the New Haven Zoning Ordinance to allow for Cannabis Establishments to be permitted, either as-of-right or by Special Permit, depending on the use (NHZO Section 42.6(C)1 and 42.6(C)2) within the Wholesale and Distribution (BE) Zoning District.

In support of this Petition, Petitioner represents as follows:

1. The ‘BE’ Zoning District encompasses approximately 122.4 acres starting from the intersection of South Frontage Road and South Orange Street going South, Southeast to Long Wharf Drive. A Map of this zone is included in this submission as Attachment C.
2. A large portion of the ‘BE’ Zoning District is located within the area set forth in Section 42.6.E as Prohibited because it falls within the Hill to Downtown Plan boundary area. Cannabis uses which are permitted as-of-right or by Special Permit would be permitted only in the portion of the ‘BE’ zone located outside of the Hill to Downtown Plan boundary.
3. Section 42.6 ensures that the sale, production, or manufacturing of Adult-Use Cannabis occurs within certain business and industrial zoning districts with a special permit. It also

accounts for transporter or delivery service business licenses “As-of-Right”; where no special permit would be required. This ordinance prohibits the sale, production or manufacturing of cannabis in all residential districts and three zoning overlay districts.

4. This proposal seeks to include the ‘BE’ Zoning District in the same manner as the business and industrial zoning districts with respect to the sale, production or manufacturing of Adult-Use Cannabis as well as transporter or delivery services.
5. As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance Text amendment is in accordance with the Comprehensive Plan of Development for the City of New Haven as the amendment will encourage and allow for the use of Adult-Use Cannabis to be appropriately permitted within the BE Zoning District in the same manner as the New Haven Zoning Ordinance currently allows. As also required by, Article VII Section 3L and Article XIII 2, this amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

WHEREFORE, Petitioner requests that the Board of Alders approve the amendment to the Zoning Ordinance set forth in Schedule B and attached hereto.



Attachment B

ORDINANCE OF THE BOARD OF ALDERS AMENDING THE ZONING ORDINANCE  
OF THE CITY OF NEW HAVEN SECTION 42.6 CONCERNING THE RESPONSIBLE  
AND EQUITABLE REGULATION OF ADULT-USE CANNABIS TO ADD THE 'BE' ZONE  
TO SECTION 42.6(C)1 AND 42.6(C)2.

WHEREAS, on July 1, 2021, the State of Connecticut (State) adopted the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA); and

WHEREAS, RERACA delegates to the municipalities of the State) to regulate the land use and zoning of adult- use Cannabis establishments including cultivation, processing, manufacturing, distribution, testing and sale of nonmedical marijuana in tandem with a comprehensive system of State licensing and regulatory provisions; and

WHEREAS, the Board of Alders acknowledges that it is in the best interest of the City of New Haven that all cannabis that is cultivated, processed, manufactured, distributed, tested, or sold in the City of New Haven is well-regulated, environmentally responsible, and economically sustainable; and

WHEREAS, the Board of Alders seeks to prohibit the commercial cultivation of adult-use cannabis in residential zones and provide locations within commercial and industrial districts where Cannabis may be cultivated, grown, sold, distributed, or dispensed; and

WHEREAS, the Board of Alders seeks to protect and preserve peace, order, property and safety of persons as a result of issues associated with Cannabis Establishments, including but not limited to problems with insufficient or improper electrical supply, problems with ventilation leading to mold, offensive odors, or other health hazards and other hazards which are associated with the commercial cultivation of Cannabis within the City of New Haven and which is otherwise often difficult to detect and regulate; and

WHEREAS, the Board of Alders further desires to permit Cannabis Establishments that enhance the aesthetic value of the site; wherein, the proposed will not present a substantial detriment to surrounding area, public health, safety and welfare of the community; and

WHEREAS, the Board of Alders understands that the social, environmental, economic, and land use impacts of commercial cannabis cultivation, processing, manufacturing, distribution, and testing are no different whether in support of the medicinal or adult use commercial marketplace; and

WHEREAS, the Board of Alders desires to amend its Zoning Ordinance related to smoking in public places; and

WHEREAS, the Board of Alders finds that there is indisputable evidence that smoke-free environments are an effective way to protect the population from the effects of exposure to and contact with secondhand smoke; and

WHEREAS, the Board of Alders sought the City Plan Commission recommendations regarding proposed permitted locations, operational standards, such as, but not limited to, odor, decision making criteria, alignment with the City's comprehensive plan and/or other protocols; and

WHEREAS, the City Plan Commission conducted its own independent studies and analysis regarding the aforementioned items; and

WHEREAS, the Board of Alders received and reviewed analysis, data and reports regarding Cannabis Establishments; and

WHEREAS, a letter submitted by the City Plan Department has requested legislation amending various sections of the Zoning Ordinance of the City of New Haven entitled Zoning Ordinance City of New Haven, Connecticut.

NOW, THEREFORE, THE BOARD OF ALDERS HEREBY FINDS that it is necessary and desirable to protect the public health, safety and environmental resources, ensure safe and equitable access for Cannabis Establishments to foster a healthy, diverse and economically viable adult-use cannabis industry and also to provide fair and equitable regulations in a manner consistent with RECACA and the Comprehensive Plan of Development of 2015.

THE BOARD OF ALDERS FURTHER FINDS that the State's adoption of a comprehensive statewide licensing and regulatory policy for Cannabis Establishments permits the City of New Haven to regulate and/or restrict cannabis locations of trade and industries at the local level.

THE BOARD OF ALDERS FURTHER FINDS that unlicensed and/or unregulated commercial cultivation of cannabis within the City of New Haven can adversely affect the health, safety, and well-being of residents and the environment. Comprehensive civil regulation of premises used for cannabis cultivation, including zoning regulation, is proper and necessary to reduce the risks of criminal activity, degradation of the natural environment, malodorous smells, and indoor electrical fire hazards that may result from unregulated cannabis cultivation.

THE BOARD OF ALDERS FURTHER FINDS that certain plans and planning districts previously approved by the Board of Alders did not contemplate Cannabis Establishments and require additional study prior to permitting Cannabis Establishments in these districts.

THE BOARD OF ALDERS FURTHER FINDS that comprehensive regulation of commercial cannabis cultivation and activities related to cannabis commerce is proper and necessary to address the risks and adverse impacts as stated herein.

NOW, THEREFORE, BE IT ORDAINED; by the Board of Alders of the City of New Haven that the following Zoning Text Amendments are hereby adopted:

Part 1. ARTICLE I, Section 1, Definitions is hereby amended as follows:

Section 1. Definitions.

Article I, Section 1 is amended to add the following definitions, which shall be codified in alphabetical order:

**DRUG PARAPHERNALIA:** means Drug Paraphernalia as defined in section 21a-240 of the general statutes pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), and as may be amended from time to time.

In determining whether an object is drug paraphernalia, a court, zoning officer, zoning board, building department, or other authority should consider, in addition to all other logically relevant factors, the following:

1. Statements by an owner or by anyone in control of the object concerning its use;
2. Prior convictions, if any, of an owner, or of anyone in control of the object, under a state or federal law relating to any controlled substance;
3. The proximity of the object, in time and space, to a direct violation of such law;
4. The proximity of the object to controlled substances;
5. The existence of any residue of controlled substances on the object;
6. Direct or circumstantial evidence of the intent of an owner, of anyone control of the object, to deliver it to persons whom it knows, or should reasonably know, intend to use the object to facilitate a violation of any law of the State of Connecticut or of the United States; the innocence of the owner, or of anyone in control of the object, as to a direct violation of such law shall not prevent a finding the object is intended for use, or designed for use as drug paraphernalia.
7. Instructions, oral or written, provided with the object concerning its use;
8. Descriptive materials accompanying any object which explain or depict its use;
9. National or local advertising concerning its use;
10. The manner in which the object is displayed for sale;
11. Whether the owner, or anyone in control of the object, is a legitimate supplier of like or related items to the community, such as a licensed distributor or dealer of tobacco products;
12. Direct or circumstantial evidence of the ratio of sales of the object(s) to the total sales of the business enterprise;
13. The existence and scope of legitimate uses for the object in the community;
14. Expert testimony concerning its use;

**DRUG PARAPHERNALIA CENTER:** Any store, restaurant, bar, premises or other establishment which, in addition to any other trade, business or service conducted therein, includes a significant amount of drug paraphernalia. For the purposes of this zoning ordinance, an amount of drug paraphernalia shall be deemed significant as to any store, restaurant, bar, premises or other establishment if:

- (a) 10% or more of the square footage or active display area of such store, restaurant, bar, social club, premises or other establishment is devoted to or occupied by drug paraphernalia; or
- (b) 10% or more of the monthly gross revenue of such store, restaurant, bar, social club, premises or other establishment is or can reasonably be expected to be attributable to the sale or rental of drug paraphernalia; or
- (c) 10% or more of the value of the inventory and equipment or of such store, restaurant, bar, social club, premises, or other establishment consists of drug paraphernalia.

Any amount above such a threshold shall be deemed a separate use, subject to the provisions of the New Haven Zoning Ordinance.

**MIXED USE BUILDING:** A building designed and constructed for a mixture of residential and commercial, institutional or office uses, typically with residential uses located above non-residential uses.

PARAPHERNALIA: means “drug paraphernalia,” as defined in section 21a-240 of the general statutes pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), and as may be amended from time to time; also see DRUG PARAPHERNALIA of the New Haven Zoning Ordinance.

SMOKING: Inhaling, exhaling, burning, or carrying any lighted cigar, cigarette, pipe, or other lighted tobacco and/or marijuana product in any manner or in any form.

STAND-ALONE BUILDING: Buildings that are not attached/semi-detached and do not have common walls with adjacent structure(s).

Part 2 - ARTICLE V. BUSINESS AND INDUSTRIAL DISTRICTS is hereby amended as follows,

Section 42.6. CANNABIS ESTABLISHMENTS.

A. Purpose.

It is the purpose of this Section 42.6 is to establish reasonable and uniform regulation of Cannabis Establishments within the City of New Haven in order to protect the health, safety, and general welfare; to ensure that due process is done and to promote social equity as directed by the RERACA, and to ensure harmony with the general purpose of this ordinance and compatibility with the City's Comprehensive Plan and Connecticut General Statutes by:

1. Creating a system for evaluating and siting permitted cannabis establishments in appropriate locations within the City; and
2. Protecting environmental, cultural, residential and/or other sensitive areas, institutions, features, structures and/or sites from potential negative externalities from cannabis establishments.

B. Definitions.

For the purposes of this Section 42.6, the following definitions apply:

CANNABIS: Marijuana, as defined in section 21a-240 of the general statutes in accordance with pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

CANNABIS ESTABLISHMENT: A producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time. (RERACA Defined shorten)

CANNABIS PRODUCT: Cannabis that is in the form of a cannabis concentrate or a product that contains cannabis, which may be combined with other ingredients, and is intended for use or consumption. "Cannabis product" does not include the raw cannabis plant pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**CANNABIS CONCENTRATE:** Any form of concentration, including, but not limited to, extracts, oils, tinctures, shatter and waxes, that is extracted from cannabis pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**CANNABIS-TYPE SUBSTANCES:** Have the same meaning as "marijuana", as defined in section 21a-240 of the general statutes pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**CONSUMER:** An individual who is twenty-one years of age or older pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**CULTIVATION:** has the same meaning as provided in section 21a-408 of the general statutes pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**CULTIVATOR:** A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**DELIVERY SERVICE:** Pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time, a person that is licensed to deliver cannabis from

- (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and
- (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in section 21a-408 of the general statutes, or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to chapter 368v of the general statutes that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.

**DISPENSARY FACILITY:** A place of business where cannabis may be dispensed, sold or distributed in accordance with chapter 420f of the general statutes and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under chapter 420f of the general statutes and any regulations adopted thereunder pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**EXTRACT:** The preparation, compounding, conversion or processing of cannabis, either directly or indirectly by extraction or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis to produce a cannabis concentrate pursuant to the Responsible and Equitable Regulation of Adult- Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**FOOD AND BEVERAGE MANUFACTURER:** A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**GROW SPACE:** The portion of a premises owned and controlled by a producer, cultivator or micro-cultivator that is utilized for the cultivation, growing or propagation of the cannabis plant, and contains cannabis plants in an active stage of growth, measured starting from the outermost wall of the room containing cannabis plants and continuing around the outside of the room pursuant to the Responsible and Equitable Regulation of Adult- Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time. "Grow space" does not include space used to cure, process, store harvested cannabis or manufacture cannabis once the cannabis has been harvested.

**HYBRID RETAILER:** A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**MARIJUANA:** means CANNABIS, as defined in section 21a-240 of the general statutes in accordance with pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time. See, CANNABIS above.

**MEDICAL MARIJUANA PRODUCT:** Cannabis that may be exclusively sold to qualifying patients and caregivers by dispensary facilities and hybrid retailers and which are designated by the Commissioner of Consumer Protection of the State of Connecticut as reserved for sale to qualifying patients and caregivers and published on the department's Internet web site pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**MICRO-CULTIVATOR:** A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner of consumer protection pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**PERSON:** An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**PRODUCER:** A person that is licensed as a producer pursuant to section 21a-408i of the general statutes and any regulations adopted thereunder pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**PRODUCT MANUFACTURER:** A person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**PRODUCT PACKAGER:** A person that is licensed to package and label cannabis pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**INDOOR PUBLIC PLACE:** An enclosed area to which the public is invited or in which the public is permitted, including, but not limited to: Aquariums, galleries, libraries, and museums; (2) Areas available to and customarily used by the general public in businesses ; (3) Bars; (4) Bingo facilities ; (5) Child care and adult day care facilities ; (6) Convention facilities; (7) Educational facilities, both public and private ; (8) Elevators; (9) Gaming facilities; (10) Governmental facilities, including buildings and vehicles; (11) Health care facilities ; (12) Hotels and motels; (13) Lobbies, hallways, and other common areas in apartment buildings, condominiums, retirement facilities, nursing homes, and other multiple-unit residential facilities; (14) Polling places; (15) Pool and billiard halls; (16) Public transportation facilities, including buses and taxicabs, and ticket, boarding, and waiting areas of public transit depots ; (17) Restaurants ; (18) Restrooms, lobbies, reception areas, hallways, and other common-use areas; (19) Retail establishments ; (20) Service lines; (21) Shopping malls ; (22) Sports arenas; and (23) Theaters and other facilities primarily used for exhibiting motion pictures, stage dramas, lectures, musical recitals, or other similar performances. A private residence is not a 'public place' unless used as a child-care, adult day care, or health care facility.

**QUALIFYING PATIENT:** Has the same meaning as provided in section 21a-408 of the general statutes pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS ACT (RERACA):** Pursuant to Section 24 of the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**RETAILER:** A person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research programs pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**SALE or SELL:** Has the same meaning as provided in section 21a-240 of the general statutes pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

**TOBACCO/CANNABIS BAR:** A bar in which the on-site sales or rentals of tobacco/cannabis products and smoking accessories for consumption or use on the premises exceeds 20% of gross revenues and into which entry is restricted to individuals 18 years of age and above.

TRANSPORT: To physically move from one place to another pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021), as may be amended from time to time.

TRANSPORTER: A person licensed to transport cannabis between cannabis establishments, laboratories and research programs pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA) Con. Pub. Act 21-1 (2021).

### C. Eligibility and Permitted Locations.

1. Except as provided in Section 42.6.E below, the following types of Cannabis Establishment uses shall be allowed as of right in the BA, BA-1, BA-2, , BB, BC, BD, BD-1, BD-2, BD-3, BE, CGD, IL or IH zones: Delivery Service or Transporter.

2. Except as provided in Section 42.6.E below, the following types of Cannabis Establishment uses shall be allowed by Special Permit in the BA, BA-1, BA-2, , BB, BC, BD, BD-1, BD-2, BD-3, BE, CGD, IL or IH zones: Producer, Dispensary Facility, Cultivator, Micro-Cultivator, Retailer, Hybrid Retailer, Food and Beverage Manufacturer, or Product Packager.

In evaluating an application for Special Permit under this section 42.6, the City Plan Commission shall take into consideration,

a. all criteria for evaluating a Special Permit under section 64(e); and

b. the health safety and welfare of the public, in general, and the neighborhood in particular; and

c. the following suitability criteria:

i. Proximity to sensitive receptors including but not limited to schools, parks, playgrounds, and community gardens;

ii. The location, the size the nature and the intensity of the proposed Cannabis Establishment and the operations involved in or conducted in connection with it;

iii. Provisions for odor control, security, noise and lighting as may be appropriate as well as other externalities which may create a nuisance.

3. In the case of a Retailer only, there shall not be more than one (1) licensed Retailer per each 25,000

3. In the case of a Retailer only, there shall not be more than one (1) licensed Retailer per each 25,000 residents of the City, as measured by the most recent decennial census or American Community Survey data issued by the United States Census Bureau, whichever is the more recent, at any one time.

### D. Standards.

The following additional standards are hereby established for Cannabis Establishment uses.

#### 1. Requirements.

a. Distance Requirement.



i. No Cannabis Establishment use shall be permitted to locate, relocate, move and/or operate within any premises where the property boundary of such premises is within 500' from the property line of any public, parochial, or private elementary or secondary school.

ii. The following Cannabis Establishment uses shall not be permitted to locate, relocate, move and/or operate within any premises where the property boundary of such premises is within 1,500 feet of another Cannabis Establishment: Dispensary Facility, Retailer, Hybrid Retailer or Tobacco/Cannabis Bar.

iii. The distance shall be measured from the property boundary of the proposed site, establishment and/or premises to the nearest property line encountered. However, where a Cannabis Establishment is located within a structure of more than 50,000 square feet, the point of measurement shall be the main public entrance of such location, premises, or site.

b. Development Concept Plan. Where Special Permit is required, the applicant shall submit a preliminary Development Concept Plan of the proposed development showing all proposed and existing buildings and uses on the lot, proposed grow spaces, retail floor areas, storage areas, yard setbacks, the proposed location and design of all signage, driveways, parking lots, number of parking spaces, screening, landscaping, open space.

d. All Cannabis Establishment uses shall occur within a fully enclosed structure.

e. All Cannabis Establishments shall comply with state law regarding concealed design standards.

#### E. Prohibitions.

1. Cannabis Establishments are prohibited in all residence districts, as well as the, "IM", "Park", "Cemetery" and "Airport" Zoning Districts.

2. Cannabis Establishments are prohibited in the following districts which shall be considered overlay districts to the New Haven Zoning Ordinance,

- a. River Street Municipal Development Plan;
- b. Port District; and
- c. Hill to Downtown Plan

3. Temporary Cannabis events, including but not limited to private marijuana vending events, cannabis trade shows or public cannabis events are prohibited unless authorized by state law.

4. Smoking, ingestion, or use of Cannabis, shall be prohibited in all Indoor Public Places, as defined in RERACA, S.B. 1201, Conn. Pub. Act 21-, where smoking or consumption of tobacco or tobacco products is prohibited by state law, unless specifically permitted by this ordinance, or other ordinance of the City of New Haven.

#### F. Conflicting Provisions.

1. If any standards, objectives, land uses, provisions, controls, permitted uses and other restrictions and requirements stated in this Section 42.6 of the Ordinance materially conflict with the provisions in other section(s) of the Zoning Ordinance, unless otherwise specified, this section of the Ordinance shall prevail. Notwithstanding the foregoing, all reasonable efforts shall be made to harmonize interpretations of this section 42.6 with the other provisions of

the Ordinance.

2. Nothing in this Section 42.6 shall be construed to allow the use of Cannabis or allow any activity relating to the cultivation or consumption of Cannabis that is otherwise not expressly allowed in the New Haven Zoning Ordinance or is illegal under State law.

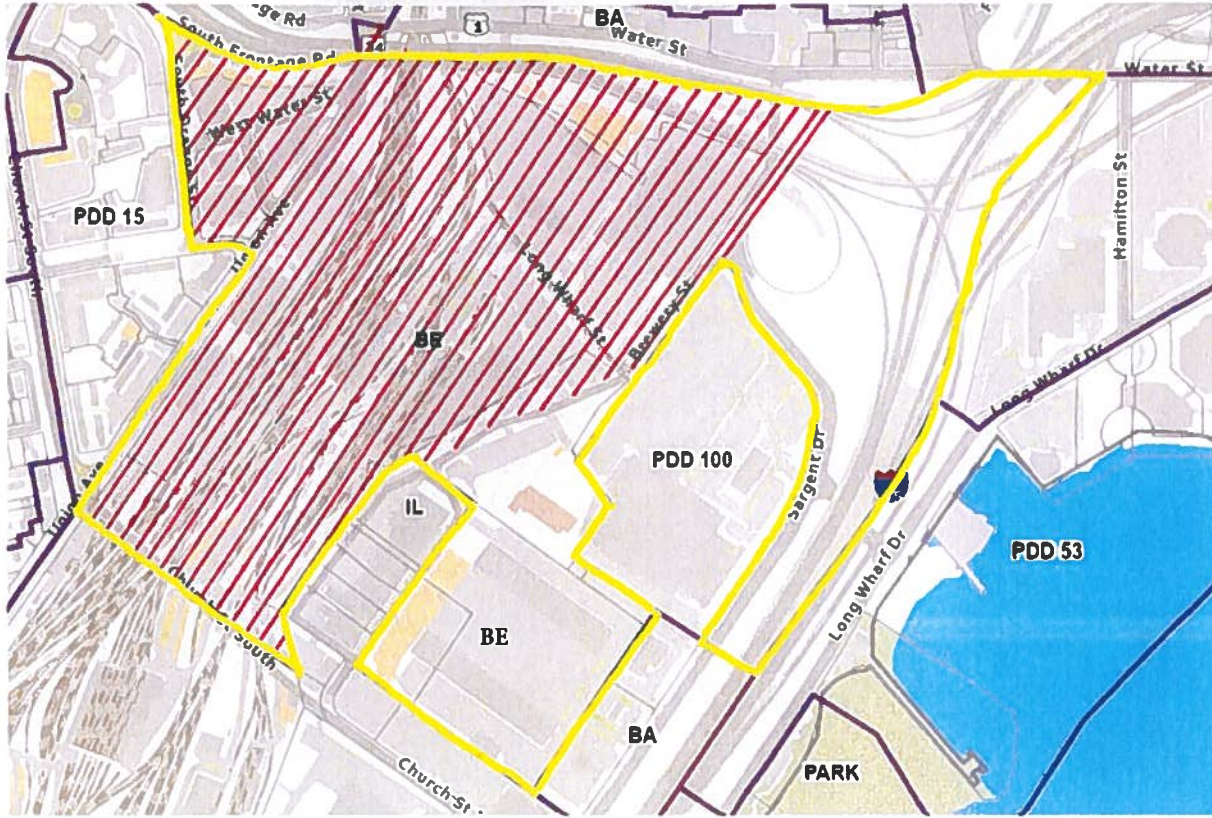
G. Severability.

Should any section, subsection, paragraph, sentence, clause, provision or phrase of this Section 42.6 be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect any other portion of this Section.

Part 3 - Section 42 of the Zoning Code is hereby amended to reflect 42.6.C (1-2).

Attachment C:

Location of the BE zone within the City of New Haven.



 BE zone within the Hill to Downtown Plan boundary (Prohibited)

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD # ALL

DATE: **February 9<sup>TH</sup>, 2023**

FROM: Department/Office City Plan Department  
Person Nathaniel Hougrand, Deputy Telephone (203) 946 - 6375  
Director of Zoning

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

*Title of the Legislation*

ORDINANCE OF THE BOARD OF ALDERS AMENDING THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTION 42.6 CONCERNING THE RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS TO ADD THE 'BE' ZONE TO SECTION 42.6(C)1 AND 42.6(C)2.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

**FISCAL IMPACT STATEMENT**

**DATE:** February 9, 2023  
**FROM (Dept.):** City Plan Department  
**CONTACT:** Nathaniel Hougrand, Deputy Director of Zoning      **PHONE** (203) 946-6375

**SUBMISSION ITEM (Title of Legislation):**

ORDINANCE OF THE BOARD OF ALDERS AMENDING THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTION 42.6 CONCERNING THE RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS TO ADD THE 'BE' ZONE TO SECTION 42.6(C)1 AND 42.6(C)2.

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**List Cost:**      Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	<u>GENERAL</u>	<u>SPECIAL</u>	<u>BOND</u>	<u>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</u>
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				

**List Revenues:**      Will this item result in any revenues for the City? If Yes, please list amount and type.

NO   
YES

- 1. One-time
- 2. Annual

**Other Comments:**

- 1. **To City:** Special Permit (\$350.00) & Site Plan Review (\$410.00) applications will result in modest fee revenue related to the number of submitted applications. As-of-right license types will result in no additional revenue. Property tax revenue TBD.
- 2. **To State:** As part of the overall tax structure for Adult-Use Cannabis, a Social Equity and Innovation Fund shall be established to provide access to capital for businesses; technical assistance for the start-up and operation of a business; funding for workforce education; and funding for community investments.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter (in MS Word format)
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	E-mailed submission documents, including Cover letter & Order (in MS Word format)

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 14<sup>TH</sup>, 2023

Meeting Submitted For: March 7<sup>TH</sup>, 2023

Regular or Suspension Agenda: Regular

Submitted By: Maritza Bond / Brooke Logan

**Title of Legislation:**

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A ONE-YEAR CONTRACT RENEWAL WITH WORLDWIDE TRAVEL STAFFING INC FOR NURSING SERVICES IN THE AMOUNT OF \$400,000 TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

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Comments: Legistar File ID: LM-2023-0092

This item is to enter into a new one-year contract with Worldwide Travel Staffing, Inc for temporary nursing services. The contract previously went out to bid with the option to renew.

Coordinator's Signature: \*see wet signature copy

Controller's Signature (if grant): \*see wet signature copy

Mayor's Office Signature: \_\_\_\_\_

Call (203) 946-7670 or email [bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov) with any questions.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter (in MS Word format)
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	E-mailed submission documents, including Cover letter & Order (in MS Word format)

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** February 14<sup>TH</sup>, 2023

**Meeting Submitted For:** March 7<sup>TH</sup>, 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Maritza Bond / Brooke Logan

**Title of Legislation:**

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A ONE-YEAR CONTRACT RENEWAL WITH WORLDWIDE TRAVEL STAFFING INC FARNAM ASSOCIATES LLC FOR NURSING SERVICES IN THE AMOUNT OF \$400,000 TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

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**Comments:** Legistar File ID: LM-2023-0092

This item is to enter into a new one-year contract with Worldwide Travel Staffing, Inc for Temporary nursing services. The contract previously went out to bid with the option review, Therefore, we are requesting unanimous consent.

**Coordinator's Signature:** 

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** 

Call (203) 946-7670 or email [bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov) with any questions.

**CITY OF NEW HAVEN**  
Health Department



54 Meadow Street, 9<sup>th</sup> Floor • New Haven, Connecticut 06519 • 203-946-6999

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Justin Elicker, Mayor • Maritza Bond, MPH, Director of Health

March 6, 2023

The Honorable Tyisha Walker-Myers  
President, New Haven Board of Alders  
City of New Haven  
165 Church Street  
New Haven, Connecticut 06510

RE: Order authorizing the Mayor of the City of New Haven to enter into a one-year contract renewal with Worldwide Travel Staffing, Inc. for nursing services in the amount of \$400,000 for the period of July 1, 2023 to June 30, 2024 and to execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate with respect thereto.

Dear President Walker-Myers:

In accordance with the Order of New Haven Board of Alders (Board) authorizing the Mayor to apply for and accept all grants on behalf of the City of New Haven (City), passed on 17 October 1994, I write to respectfully request the Honorable Board of Alders to authorize the Mayor of the City of New Haven to enter into a one-year contract renewal with Worldwide Travel Staffing, Inc. in the amount of \$400,000 for nursing services grant for the period of July 1, 2023 to June 30, 2024 and to execute, acknowledge, implement, and deliver any and all documents as may be considered necessary or appropriate with respect thereto. Through this contract, Worldwide Travel Staffing, Inc. will provide nursing services in New Haven public schools and the Health Department clinic to ensure continuity of services for students and the community.

This is a contract renewal for an award that resulted from an RFP/Q solicitation processes. The solicitation was written with the option to renew. Therefore, we are requesting **unanimous consent**.

Should you require additional information, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Bond", is written over a light blue horizontal line.

Maritza Bond, MPH  
Director of Health

Attachments



..TITLE

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A ONE-YEAR CONTRACT RENEWAL WITH WORLDWIDE TRAVEL STAFFING INC FOR NURSING SERVICES IN THE AMOUNT OF \$400,000 TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

..BODY

WHEREAS, the City of New Haven recognizes the importance of provide public health nursing services to students and the general public;

WHEREAS, upon securing nursing services, the Health Department can ensure that each New Haven public and parochial school is assigned a full-time nurse and the Health Department clinic can be staffed to meet the health needs of residents;

NOW, THEREFORE, be it ORDERED by Board of Alders of the City of New Haven that the Mayor, on behalf of the City, is authorized to enter into a one-year contract renewal in the amount of \$400,000 with Worldwide Travel Staffing, Inc. and to execute any revisions, amendments or modifications to said contract.

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD # ALL

DATE: **February 14<sup>th</sup>, 2023**

FROM: Department/Office Health Department  
Person Maritza Bond, Director Telephone 203-946-8351

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A ONE-YEAR CONTRACT RENEWAL WITH WORLDWIDE TRAVEL STAFFING INC FOR NURSING SERVICES IN THE AMOUNT OF \$400,000 TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

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2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

**FISCAL IMPACT STATEMENT**

DATE: March 6, 2023  
FROM (Dept.): Health  
CONTACT: MARITZA BOND, DIRECTOR PHONE 203-946-8351

**SUBMISSION ITEM (Title of Legislation):**

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A ONE-YEAR CONTRACT RENEWAL WITH WORLDWIDE TRAVEL STAFFING INC FOR NURSING SERVICES IN THE AMOUNT OF \$400,000 TO EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE WITH RESPECT THERETO.

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual		\$400,000		24022957-56694
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

1. One-time
2. Annual

**Other Comments:**

# CITY OF NEW HAVEN

## BUREAU OF PURCHASES

### Solicitation Information Template - SIT

<https://newhavenct.bonfirehub.com>

<b>City Department:</b>				Health
<b>Contact:</b>	Brooke Logan	Email	<a href="mailto:blogan@newhavenct.gov">blogan@newhavenct.gov</a>	Telephone # 203-946-8351
<b>Reviewer: (See Definition Below)</b>	Maritza Bond, Monika Lopez	Email	<a href="mailto:mbond@newhavenct.gov">mbond@newhavenct.gov</a> <a href="mailto:Monika.lopez@new-haven.k12.ct.us">Monika.lopez@new-haven.k12.ct.us</a>	
<b>Advisor: (See Definition Below)</b>	Maritza Bond	Email	<a href="mailto:mbond@newhavenct.gov">mbond@newhavenct.gov</a>	
<b>Observer: (See Definition Below)</b>		Email		
<b>Solicitation Type:</b>				
<b>see Solicitation Format Guide</b>	Construction under \$100k (non SCD)		Construction \$100k to 1 Million	Construction over \$1 million
	Commodity		Service	Grant RFP
	SCD Service		SCD Under \$100 k	SCD \$100 - \$150k
	RFP	X	RFP w/ LWI	RFP Hybrid
<b>Project Name:</b>	Temporary and Per Diem Nursing Staff			
<p>If you have had a prior solicitation use the same naming convention – this helps when searching historical records          – Also Keep it Simple</p>				
<b>Project Number:</b>				
<b>Construction projects require a</b>	N/A			

Project # - request from Engineering	<p>The Department of Health of the City of New Haven seeks the services of a personnel agency to provide temporary registered nurses and advanced practice nurse practitioners to work in school health office providing school nursing services, adult and pediatric vaccination clinics, including COVID-19 vaccination clinics, sexual health clinics, pediatric clinics for back-to-school physicals, and other community-based clinics offered by the New Haven Health Department</p>					
<p><b>Brief Overview/Mayoral Summary:</b>  <b>This will be used for the Advertisement and the Web Page. Be thorough but not too wordy</b></p>	Solicitation Budget:	\$300,000	Publish Budget	<table border="1"> <tr> <td data-bbox="441 46 487 1528">Yes</td> <td data-bbox="487 46 625 1528">No</td> </tr> </table>	Yes	No
Yes	No					
Solicitation Term:	One year with the option to review for an additional two years.	2 Input 1, 2, 3 or 4 Above	Options to renew for two additional one year terms (cannot exceed 4)			
Solicitation Term: (for longer construction projects)	July 1, 2022 to June 30, 2023					
Advertisement: We advertise in the New Haven Register, please provide your Hearst Acct# if you require other papers, please provide funding PO	Hearst Account # & PO #	Account for advertising - 24022957-56694	Other Publication: Indicate if you need to advertise in other publications			
Dates: (These are subject to change)	Advertise Date:	March 21, 2022	Close Date: April 5, 2022			
Pre-Solicitation Meeting Date must be a minimum of 7 days after ad date and 7 days prior to closing date	Date:	N/A	Time:	Location :		
Funding Source & Acct #	City:	2402295 7-56694	State:	Federal:		
<p><b>Special Requirements,</b> Nursing and other medical staff must be licensed to practice in the State of Connecticut, must meet</p>						

**Certifications Etc**  
 Please include in this section any special items or licensing etc that would be appropriate/required for this sonication

minimum insurance requirements set forth by the City of New Haven, City of New Haven will not indemnify temporary staffing agency

**Specifications:**  
 Please put all the specifications into this box – if they are very large you may include a separate email with the document

1. Name of Vendor/Contractor
2. Permanent main office address
3. Contact Information: Phone, E-mail
4. If an organization, when organized
5. Legal form of ownership. If a corporation, where incorporated.
6. How many years have you been engaged in services, under your present name?
7. Provide hourly rate table
8. Include current certificate of insurance that meets City of New Haven standards for medical providers
9. Experience in work similar in scope of services and in importance to this solicitation opportunity.
  - Proposals are currently or previously been provided, include for each client:
  - Name of Organization
  - Gross cost of agreement
  - Date services started
  - Services being provided
  - Responsible official, address, and telephone number of person available as a reference.
10. Have you ever failed to complete any work awarded to you? If so, where and why?
11. Have you ever defaulted on a contract? If so, where and why?
12. Describe any pending litigation or other factors, which could affect your organization's ability to perform this agreement
13. Names, titles, reporting relationships, and background and experience of the principal members of your organization, including the officers. Indicate which individuals are authorized to bind the organization in negotiations with the City of New Haven
14. Name, title, address and telephone number of the individual to whom all inquiries about this Proposal should be addressed.
15. Will you upon request, fill out a detailed financial statement and furnish any other information or sign a release that may be required by the City of New Haven?
16. Tax Identification number(s)
17. As a Vendor are you able to receive electronic payment by P Card? Please explain your answer.
18. Addendum acknowledgement Indicate Yes or None. In the event that you indicate "none" and there have been addendum issued, you are still responsible for the addendum content. See section **Interpretation of Addenda**

	for details
Bid Table: Formerly known as Calc Sheet – Contact Procurement Analyst for Template (Bids)	50 points budget 50 points experience
RFP Selection Criterion: Contact Purchasing if you need suggestions: Have the Special and or General Conditions sections been Modified in any way?	N/A
Architect/Engineering Firm: A/E Contact:	Contact      Email      Telephone

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input checked="" type="checkbox"/>	Notice of Intent
<input checked="" type="checkbox"/>	Grant Summary
<input checked="" type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 9<sup>th</sup>, 2023

Meeting Submitted For: February 21<sup>st</sup>, 2023

Regular or Suspension Agenda: Regular

Submitted By: Jacob Robison, City Plan

**Title of Legislation:**

RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR, EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE FOR THE CONNECTICUT RECREATIONAL TRAILS GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION FOR THE MILL RIVER TRAIL

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Comments: Legistar File ID: LM-2023-0085

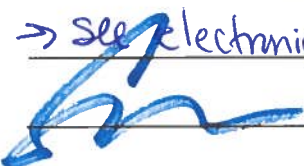
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Coordinator's Signature: → see electronically signed copy

Controller's Signature (if grant): → see electronically signed copy

Mayor's Office Signature: 

Call (203) 946-7670 with any questions.  
[bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov)



**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input checked="" type="checkbox"/>	Notice of Intent
<input checked="" type="checkbox"/>	Grant Summary
<input checked="" type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** February 9<sup>th</sup>, 2023

**Meeting Submitted For:** February 21<sup>st</sup>, 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Jacob Robison, City Plan

**Title of Legislation:**

RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR, EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE FOR THE CONNECTICUT RECREATIONAL TRAILS GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION FOR THE MILL RIVER TRAIL

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Coordinator's Signature:** MPL

**Controller's Signature (if grant):** 

**Mayor's Office Signature:** \_\_\_\_\_

Call (203) 946-7670 with any questions.  
[bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov)



NEW HAVEN CITY PLAN DEPARTMENT  
165 CHURCH STREET, NEW HAVEN, CT 06510  
TEL (203) 946-6378 FAX (203) 946-7815

February 9<sup>th</sup>, 2023

The Honorable Alder Tyisha Walker-Myers  
President, New Haven Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

RE: RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR, EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE FOR THE CONNECTICUT RECREATIONAL TRAILS GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION FOR THE MILL RIVER TRAIL

Dear President Walker-Myers:

The City of New Haven has a strong partnership with the State Department of Energy and Environmental Protection (DEEP) to build out portions of the Mill River Trail in the Fair Haven neighborhood. The City's proposal to design and construct portions of the northern and southern legs of the trail to the 2017 Recreational Trails funding round was awarded. In 2020, DEEP awarded the City an Urban Green and Community Garden grant to design and construct a portion of trail adjacent to the John S. Martinez School.

City Plan is applying to the 2023 round of this fund to build upon previous successes on Mill River Trail. The first part of proposed project scope addresses a critical juncture between the northern and southern legs of the trail that is currently impassible due to private ownership and rough terrain. This proposed segment of the trail is roughly 850 feet of railroad-abutting property beginning at the southwestern edge of the parking lot of 370 James Street and ending at the railroad overpass on Humphrey Street. The land is to be acquired from the owner, cleared, grubbed, and graded, and a multi-use dirt path is to be established as close to ADA and bicycle-friendly standards as possible, with a design focused on longevity and minimal maintenance requirements. The second part of the project is to establish approximately 750 linear feet of new sidewalks and street trees along Haven and Mill Streets and implement improved pedestrian crossings at the intersection of Mill Street and Chapel Street and across Humphrey Street. The third piece of the project is to implement identifiable *Mill River Trail* signage on existing sign poles throughout the southern leg of the trail between Humphrey Street and Criscuolo Park. The final piece of the project is to work with the project planner to conduct route mapping and conceptual planning on connecting the current terminus of the trail on Willow Street to East Rock Park. Grant funds will be used to hire a design engineer/planner, a contractor, and a construction inspector to implement the project.

The full budget amount of the proposed project is \$350,000. The funding request to DEEP is \$280,000, and the City will be required to match 20% of the project budget, or \$70,000 either with in-kind services or cash.

City Plan seeks Board of Alders authorization for the Mayor to execute contracts and other documents relevant to this grant.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Brown". The signature is fluid and cursive, with the first name "Laura" and last name "Brown" clearly distinguishable.

Laura Brown  
Executive Director  
City Plan Department

..TITLE

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT THE COMMUNITY PARTNERSHIP INITIATIVE GRANT AWARD FROM UNITED ILLUMINATING TO INCREASE PARTICIPATION IN ENERGY EFFICIENCY IMPROVEMENT PROGRAMS.

..BODY

WHEREAS, deep energy efficiency improvements are shown to lower energy bills, improve the health of residents, and strengthen the resilience and increase the comfort of homes;

WHEREAS, the State of Connecticut has set a goal of weatherizing 80% of homes by 2030 and as of 2020 only 23% of New Haven households have participated in weatherization programs;

WHEREAS, low-income participation in energy efficiency improvement programs has declined in the last decade;

WHEREAS, residential buildings of one to four families in neighborhoods of need present the greatest opportunity for increased cost-saving, health, and resiliency benefits;

WHEREAS, more than half of New Haven households are energy cost-burdened, spending more than 6% of their income on energy bills, and the burden falls most severely on environmental justice neighborhoods like Newhallville, Fair Haven, and Dwight;

WHEREAS, the recently-passed Inflation Reduction Act contains a variety of rebates and tax credits to help homeowners, property owners, and renters afford investments in energy efficiency improvements;

WHEREAS, the New Haven Office of Climate and Sustainability recognizes the need to increase community awareness of and access to available incentives and programs for improving energy efficiency;

WHEREAS, the Neighborhood Housing Services' I Heart My Home program has assisted hundreds of Connecticut residents in accessing all of the energy efficiency benefits they are eligible to receive;

WHEREAS, the City of New Haven will, in partnership with Neighborhood Housing Services, apply for funding from United Illuminating; and upon receipt of such grant, Neighborhood Housing Services will act as the fiduciary of funds and accept said grant in its entirety;

WHEREAS, the United Illuminating has issued a request for proposals, entitled the Community Partnership Initiative, intended to drive participation in energy efficiency improvement programs, with key objectives including reaching income-eligible residents, renters, and residents with limited English language proficiency;

WHEREAS, the Community Partnership Initiative grant program requires municipalities to partner with local nonprofits;

WHEREAS: the New Haven Board of Alders fully supports the further development and improvement of the Mill River Trail;

NOW THEREFORE, BE IT RESOLVED THAT: the Board of Alders authorizes the Mayor, Justin Elicker, to apply for, execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate for the Connecticut Recreational Trails grant; which documents may include indemnifications of the federal or state agencies involved in the funding, to the extent necessary in order to obtain the same; and

BE IT FURTHER RESOLVED THAT: the Mayor may enter into such agreements for Connecticut Recreational Trails grant funding for lesser amounts, in the event the City is awarded a grant at a lower funding level, and

BE IT FURTHER RESOLVED THAT: the Mayor may enter into subsequent agreements with the State or other entities in a manner consistent with Connecticut Recreational Trails program regulations.

**PRIOR NOTIFICATION FORM**

**NOTICE OF MATTER TO BE SUBMITTED TO  
THE BOARD OF ALDERS**

TO (list applicable alders of):

Alder Cupo, Alder Herrera

WARD # 8, 9

DATE: February 9<sup>th</sup>, 2023

FROM: Department/Office City Plan

Person

Jacob Robison

Telephone 203-314-3263

jrobison@newhavenct.gov

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

*Title of the Legislation*

RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR, EXECUTE,  
ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY  
BE CONSIDERED NECESSARY OR APPROPRIATE FOR THE CONNECTICUT  
RECREATIONAL TRAILS GRANT FROM THE CONNECTICUT DEPARTMENT OF  
ENERGY AND ENVIRONMENTAL PROTECTION FOR THE MILL RIVER TRAIL

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

**INSTRUCTIONS TO DEPARTMENTS**

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

**FISCAL IMPACT STATEMENT**

**DATE:** February 9<sup>th</sup>, 2023  
**FROM (Dept.):** City Plan  
**CONTACT:** Jacob Robison, Senior Project Manager    **PHONE** 203-314-3263

**SUBMISSION ITEM (Title of Legislation):**

RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR, EXECUTE, ACKNOWLEDGE, IMPLEMENT AND DELIVER ANY AND ALL DOCUMENTS AS MAY BE CONSIDERED NECESSARY OR APPROPRIATE FOR THE CONNECTICUT RECREATIONAL TRAILS GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION FOR THE MILL RIVER TRAIL

**List Cost:**    Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	<u>GENERAL</u>	<u>SPECIAL</u>	<u>BOND</u>	<u>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</u>
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time	\$70,000	\$280,000		
3. Annual				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

1. One-time
2. Annual

**Other Comments:** Prospective grant fund, will determine fund source if/when awarded

<b><i>MRT 2023 Budget</i></b>	<b>Phase Sum</b>	<b>Local (20% Participating)</b>	<b>Grant (80% Participating)</b>
Land Purchase + Fees	\$ 40,000.00	\$ 8,000.00	\$ 32,000.00
Planning	\$ 50,000.00	\$ 10,000.00	\$ 40,000.00
Design	\$ 30,000.00	\$ 6,000.00	\$ 24,000.00
Construction Inspection	\$ 30,000.00	\$ 6,000.00	\$ 24,000.00
Construction	\$ 200,000.00	\$ 40,000.00	\$ 160,000.00
<b>Project Sum</b>	<b>\$ 350,000.00</b>	<b>\$ 70,000.00</b>	<b>\$ 280,000.00</b>



**NOTICE OF INTENT**

**NOTIFICATION TO THE BOARD OF ALDERMEN REGARDING PROPOSED  
GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF  
NEW HAVEN DURING THE PERIOD: March 2023**

**PROGRAM NAME:** CT Recreational Trails Grants Program

**( X ) NEW                      (   ) CONTINUATION  
(Check One of the Above)**

**FUNDING LEVEL AVAILABLE TO PROJECT:**            Application for **\$280,000**

**FUNDING SOURCE:**            State of Connecticut Department of Energy and  
Environmental Protection

**PURPOSE OF PROGRAM:** Provide funding to any private nonprofit organizations,  
municipalities, state departments and tribal governments in support of trail projects.

**BRIEF SUMMARY OF CITY'S PROPOSAL:** The City proposes to utilize funding to  
forward the Mill River Trail. This includes purchasing a small portion of privately owned  
land that separates the northern and southern legs and converting this into a trail segment,  
establishing sidewalk along roadside segments of trail, creating safer road crossings, and  
implementing new clear trail marking signage.

**MATCH REQUIREMENT FROM GENERAL FUND (if any):** 20% of project  
budget - **\$70,000** mix of in-kind and cash

**ALLOWABLE INDIRECT COST:** none

**DEPARTMENT SUBMITTING APPLICATION:**            City Plan

**CONTACT PERSON:**            Jacob Robison 203-314-3263

**DATE:** 2/9/2023

## GRANT SUMMARY

<b>Grant Title:</b>	CT Recreational Trails Grants Program
<b>MUNIS #:</b>	<b>TBD</b>
<b>City Department:</b>	City Plan
<b>City Contact Person &amp; Phone:</b>	Jacob Robison 203-314-3263
<b>Funding Level:</b>	-
<b>Funding Period:</b>	March 1, 2023 – December 31 <sup>st</sup> , 2024
<b>Funding Source:</b>	State of Connecticut Department of Energy and Environmental Protection
<b>Funding Source Contact Person &amp; Phone</b>	Kimberly Bradley – 860-424-3938
<b>Purpose of Program:</b>	Provide funding to any private nonprofit organizations, municipalities, state departments and tribal governments in support of trail projects
<b>Personnel (salary):</b>	0
<b>Personnel (Worker's Comp):</b>	0
<b>Personnel (Med. Benefit):</b>	0
<b>Non-Personnel (total):</b>	\$350,000
<b>Non-Personnel (M &amp; U):</b>	0
<b>New or Renewal?</b>	New
<b>Limits on spending (e.g., Admin. Cap)?</b>	Cap – Project total
<b>Reporting requirements: Fiscal</b>	Quarterly
<b>Reporting requirements: Programmatic</b>	Quarterly
<b>Due date of first report:</b>	TBC
<b>Audit Requirements:</b>	TBC

## **EXECUTIVE SUMMARY**

### **State of Connecticut Department of Energy and Environmental Protection CT Recreational Trails Grants Program**

New Haven City Plan

February 9<sup>th</sup>, 2023

Funding request: \$280,000

The City of New Haven has a strong partnership with the State Department of Energy and Environmental Protection (DEEP) to build out portions of the Mill River Trail in the Fair Haven neighborhood. The City's proposal to design and construct portions of the northern and southern legs of the trail to the 2017 Recreational Trails funding round was awarded. In 2020, DEEP awarded the City an Urban Green and Community Garden grant to design and construct a portion of trail adjacent to the John S. Martinez School.

City Plan is applying to the 2023 round of this fund to build upon previous successes on Mill River Trail. The first part of proposed project scope addresses a critical juncture between the northern and southern legs of the trail that is currently impassible due to private ownership and rough terrain. This proposed segment of the trail is roughly 850 feet of railroad-abutting property beginning at the southwestern edge of the parking lot of 370 James Street and ending at the railroad overpass on Humphrey Street. The land is to be acquired from the owner, cleared, grubbed, and graded, and a multi-use dirt path is to be established as close to ADA and bicycle-friendly standards as possible, with a design focused on longevity and minimal maintenance requirements. The second part of the project is to establish approximately 750 linear feet of new sidewalks and street trees along Haven and Mill Streets and implement improved pedestrian crossings at the intersection of Mill Street and Chapel Street and across Humphrey Street. The third piece of the project is to implement identifiable *Mill River Trail* signage on existing sign poles throughout the southern leg of the trail between Humphrey Street and Criscuolo Park. The final piece of the project is to work with the project planner to conduct route mapping and conceptual planning on connecting the current terminus of the trail on Willow Street to East Rock Park. Grant funds will be used to hire a design engineer/planner, a contractor, and a construction inspector to implement the project.

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**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION, IF A GRANT:

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: Friday, February 10, 2023

Meeting Submitted For: Monday, February 20, 2023

Regular or Suspension Agenda: Regular

Submitted By: Patricia King/Michael Gormany

Title of Legislation: Transfer 133-23-1

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1  
AUTHORIZING BUDGET TRANSFER #133-23-1 TRANSFERRAND LABOR  
RELATIONS SALARY ACCOUNTS TO THE OFFICE OF CORPORATION COUNSEL  
LEGAL SERVICES ACCOUNT IN THE AMOUNT OF ONE HUNDRED FORTY-FOUR  
THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$144,400) AND  
AMENDING THE AGREEMENT OF BERCHEM, MOSES, AND DEVLIN IN EXCESS  
ONE HUNDRED THOUSAND DOLLARS

Comments: Legistar File ID: OR-2023-0006

Coordinator's Signature: \_\_\_\_\_

Controller's Signature (if grant): \_\_\_\_\_

Mayor's Office Signature: \_\_\_\_\_

*\* See Copy w/ Sign-off*

Call (203) 946-7670 or email [bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov) with any questions.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter  |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances                               |
| <input checked="" type="checkbox"/> | Prior Notification Form                                       |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget |
| <input checked="" type="checkbox"/> | Supporting Documentation                                      |
| <input type="checkbox"/>            | Disk or E-mailed Cover letter & Order                         |

IN ADDITION, IF A GRANT:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Notice of Intent   |
| <input type="checkbox"/> | Grant Summary  |
| <input type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

Date Submitted: Friday, February 10, 2023

Meeting Submitted For: Monday, February 20, 2023

Regular or Suspension Agenda: Regular

Submitted By: Patrcia King/Michael Gormany

Title of Legislation: Transfer 133-23-1

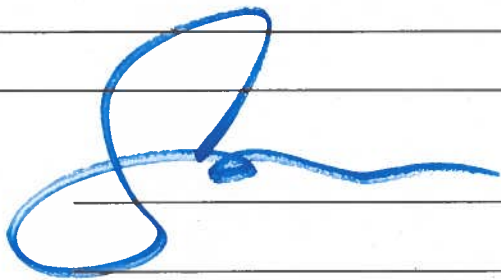
ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1  
AUTHORIZING BUDGET TRANSFER #133-23-1 TRANSFERRAND LABOR  
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AMENDING THE AGREEMENT OF BERCHEM, MOSES, AND DEVLIN IN EXCESS  
ONE HUNDRED THOUSAND DOLLARS

Comments: \_\_\_\_\_

Coordinator's Signature: \_\_\_\_\_

Controller's Signature (if grant): \_\_\_\_\_

Mayor's Office Signature: \_\_\_\_\_





Justin Elicker  
Mayor

## OFFICE OF THE CORPORATION COUNSEL

165 Church Street 4<sup>th</sup> Floor, New Haven 06510  
Tel: 203.946.7958 Facsimile: 203.946.7942  
www.cityofnewhaven.com



Patricia A. King  
Corporation Counsel

February 10, 2023

Alder Tyisha Walker-Myers  
President  
23rd Ward  
Board of Alders  
165 Church Street  
New Haven, CT 06510

RE: Ordinance Amendment to Appropriating Ordinance # 1 of FY 2022-2023  
Budget Transfer # 133-23-1

Dear President Walker:

Attached please find a copy of the package that will be submitted under the regular agenda at the February 21, 2023 meeting of the Finance Committee of the Board of Alders.

I am requesting approval to enter into an Ordinance Amendment to Appropriating Ordinance # 1 of FY 2022-2023 Budget Transfer # 133-23-1 transferring \$144,400 from the Corporation Counsel's salary account and the Labor Relation's salary account into Corporation Counsel's legal lawyers account effective immediately. With these funds, I am seeking approval to increase the maximum compensation of three (3) legal service agreements; one as outlined in the Ordinance Amendment and two other legal service agreements as outlined in a separate letter to Leadership.

Any assistance you may offer concerning this matter would be greatly appreciated.

If you have any questions, I welcome the opportunity to meet with you to discuss the reasons for these requested monies, and, as appropriate to explain to you the circumstances in the various cases which justify the increases.

I can be reached directly at 203-668-9282 or at [pking@newhavenct.gov](mailto:pking@newhavenct.gov). I thank you and hope for your favorable consideration.

Very truly yours,

DocuSigned by:  
  
C13A52A0F4B642F  
Patricia King

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING BUDGET TRANSFER #133-23-1 TRANSFERRING FUNDS FROM CORPORATION COUNSEL AND LABOR RELATIONS SALARY ACCOUNT TO THE OFFICE OF CORPORATION COUNSEL LEGAL SERVICES ACCOUNT IN THE AMOUNT OF ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$144,400) AND AMENDING THE AGREEMENT OF BERCHEM, MOSES, AND DEVLIN IN EXCESS ONE HUNDRED THOUSAND DOLLARS

**WHEREAS** Article VIII, Section 3 of the City Charter and Section 2-383 (1) of the Code of General Ordinances requires the approval of the Board of Alders for the transfer of funds within the General Fund Operating Budget, as adopted; and

**WHEREAS**, Section 2-376 (A) of the Code of General Ordinances requires Board of Alders approval for any city contract that does not go to bid that costs more than one hundred thousand dollars (\$100,000.00); and

**WHEREAS** The Office of Corporation Counsel legal service account is projected to go over budget for fiscal year 2022-23; and

**WHEREAS** The legal service agreement for Berchem, Moses, and Devlin (#60230059) will be amended from \$99,500 to \$124,500 for fiscal year 2022-2023; and

**WHEREAS**, The City of New Haven Office of Corporation Counsel and Labor Relations Offices are projecting to have lapsed salary to cover the additional cost for legal service expenditures for fiscal year 2022-2023.

**NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that**

- Section 1. Transfer #133-23-1 be approved to transfer One Hundred Forty-Four Thousand Four Hundred Dollars and Zero Cents (\$144,400) from the Corporation Counsel and Office of Labor Relations salary account to the Office of Corporation Counsel legal service account.
- Section 2. To amended Berchem, Moses, and Devlin agreement from \$99,500 to \$124,500

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alder(s): Entire Board  
DATE: Friday, February 10, 2023  
FROM: Department Corporation Counsel / Management and Budget  
Person Patrcia King / Michael Gormany Telephone 203-946-7951

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders.

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING BUDGET TRANSFER #133-23-1 TRANSFERRING FUNDS FROM CORPORATION COUNSEL AND LABOR RELATIONS SALARY ACCOUNT TO THE OFFICE OF CORPORATION COUNSEL LEGAL SERVICES ACCOUNT IN THE AMOUNT OF ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$144,400) AND AMENDING THE AGREEMENT OF BERCHEM, MOSES, AND DEVLIN IN EXCESS ONE HUNDRED THOUSAND DOLLARS

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
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3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.



**FISCAL IMPACT STATEMENT**

DATE: Friday, February 10, 2023  
FROM (Dept.): Corporation Counsel / Management Budget  
CONTACT: Patricia King / Michael Gormany PHONE: 203-946-7951

**SUBMISSION ITEM (Title of Legislation):**

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING BUDGET TRANSFER #133-23-1 TRANSFERRAND LABOR RELATIONS SALARY ACCOUNTS TO THE OFFICE OF CORPORATION COUNSEL LEGAL SERVICES ACCOUNT IN THE AMOUNT OF ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$144,400) AND AMENDING THE AGREEMENT OF BERCHEM, MOSES, AND DEVLIN IN EXCESS ONE HUNDRED THOUSAND DOLLARS

**List Cost:**      Transfer of 133-23-1

	<b>GENERAL</b>	<b>SPECIAL</b>	<b>BOND</b>	<b>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</b>
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO   
YES

- 1. One-time
- 2. Annual



City of New Haven  
 Office Of Management and Budget  
 Justin M. Elicker, Mayor  
 Michael Gormany, City Budget Director  
 Budget Transfer Form

Agency Name	Corporation Counsel	Fiscal Year	2022-2023						
Date Prepared	Friday, February 10, 2023	Fiscal Year Quarter							
Transfer Number		Transfer Explanation							
Cover additional legal service expenses for fiscal year 2022-23									
		Fiscal Year	2						
		FROM							
Organization Name	Organization Code	Object Code Name	Object Code	Transfer Amount	Organization Code	Object Code Name	Object Code	Transfer Amount	
1 Law Dept	11331010		50110	80,000.00	11331010	Law Dept	56696	144,400.00	
2 Labor Relations	11331340		50110	64,500.00				0.00	
3				0.00				0.00	
4				0.00				0.00	
5				0.00				0.00	
6				0.00				0.00	
<b>Total</b>				\$144,500.00	<b>Total</b>				\$144,400.00

Department Head/Chief or Deputy/Assistant \_\_\_\_\_ Date \_\_\_\_\_

Coordinator of Deputy Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Chief of Staff/Budget Director/Controller/OMB Staff \_\_\_\_\_ Date \_\_\_\_\_

**City of New Haven**  
**Office Of Management and Budget**  
**Justin M. Elicker, Mayor**  
**Michael Gormany, City Budget Director**  
**Budget Transfer Form**



<b>Agency Name</b>	Corporation Counsel	<b>Fiscal Year</b>	2022-2023
<b>Date Prepared</b>	Friday, February 10, 2023	<b>Fiscal Year Quarter</b>	
<b>Transfer Number</b>			

**Transfer Explanation**

Cover additional legal service expenses for fiscal year 2022-23

		FROM		TO	
Organization Name	Organization Code	Object Code Name	Object code	Organization Name	Organization Code
1 Law Dept	11331010		50110	Law Dept	11331010
2 Labor Relations	11331340		50110		
3					
4					
5					
6					
<b>Total</b>				<b>Total</b>	
			\$144,500.00		\$144,400.00

DocuSigned by:

*Patricia King, Corporation Counsel*

Patricia King, Corporation Counsel

February 10, 2023 | 1:53 PM EST

Date

*Sean Matteson*

Sean Matteson

February 10, 2023 | 1:58 PM EST

Date

*Michael Gormany*

Michael Gormany

February 10, 2023 | 2:24 PM EST

Date

*Chief of Staff/Budget Director/Controller/OMB Staff*

2023BA439400417

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

- |   |   |
|---|---|
| X | Cover Letter  |
| X | Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the state you must write a Resolution) |
| X | Prior Notification Form   |
| X | Fiscal Impact Statement - Should include comprehensive budget   |
| X | Supporting Documentation (if applicable)  |
| X | Disk or E-mailed Cover letter & Order   |

**IN ADDITION IF A GRANT:**

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Notice of Intent   |
| <input type="checkbox"/> | Grant Summary  |
| <input type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

**Date Submitted:** February 8<sup>TH</sup>, 2023

**Meeting Submitted For:** February 21<sup>ST</sup>, 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Patricia A. King, Corporation Counsel

**Title of Legislation:**  
ORDER APPROVING AN AMENDMENT TO A LEGAL SERVICE AGREEMENT WITH THE LAW FIRM OF NEUBERT, PEPE & MONTEITH, P.C. IN CONNECTION WITH THE CANAL DOCK BOATHOUSE PROJECT INCREASING THE MAXIMUM COMPENSATION FROM \$60,000 TO \$210,000 FROM FY 2022-2023 LINE ITEM 3C191957-58101

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**Comments:** Legistar File ID: LM-2023-0083

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\*see scanned copy for wet signature

**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:**  \_\_\_\_\_

Call (203) 946-7670 or email [bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov) with any questions.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 8, 2023

Meeting Submitted For: February 21, 2023

Regular or Suspension Agenda: Regular

Submitted By: Patricia A. King

**Title of Legislation:**

**ORDER APPROVING AN AMENDMENT TO A LEGAL SERVICE AGREEMENT WITH THE LAW FIRM OF NEUBERT, PEPE & MONTEITH, P.C. IN CONNECTION WITH THE CANAL DOCK BOATHOUSE PROJECT INCREASING THE MAXIMUM COMPENSATION FROM \$60,000 TO \$210,000 FROM FY 2022-2023 LINE ITEM 3C191957-58101**

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

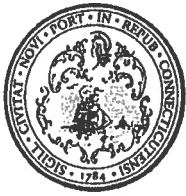
Coordinator's Signature: \_\_\_\_\_

Controller's Signature (if grant): \_\_\_\_\_

Mayor's Office Signature: \_\_\_\_\_



Call (203) 946-7670 with any questions.  
[bnmontalvo@newhavenct.gov](mailto:bnmontalvo@newhavenct.gov)



Justin Elicker  
Mayor

## OFFICE OF THE CORPORATION COUNSEL

165 Church Street 4<sup>th</sup> Floor, New Haven 06510  
Tel: 203.946.7958 Facsimile: 203.946.7942  
www.cityofnewhaven.com



Patricia A. King  
Corporation Counsel

February 8, 2023

Alder Tyisha Walker-Myers  
President  
24<sup>th</sup> Ward  
Board of Alders  
165 Church Street  
New Haven, CT 06510

RE: Neubert, Pepe & Monteith, P.C. – FY 2023  
Canal Dock Boathouse

Dear Honorable President:

Attached please find a copy of the package that will be submitted at the February 21, 2023 meeting of the Board of Alders.

I am seeking your approval to amend an outside legal service agreement with the law firm of Neubert, Pepe & Monteith in connection with the Canal Dock Boathouse, in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00), pursuant to Section 2-162 and Section 2-376 of the Code of Ordinances of the City of New Haven. This will bring the total agreement amount from \$60,000 to \$210,000 FY 2022-2023.

This amendment is requested due to a shortfall in the budget for the firm of Neubert Pepe & Monteith in defense of claims against various contractors related to excessive cracking in the concrete topping slab on the Boathouse. The topping slab for the Boathouse platform is roughly one acre in area, and the construction costs for the City to replace it could be significant and worth the investment in pursuing these claims. . With an overall investment of more than \$40 million in the Boathouse and the Boathouse platform, the effort to pursue compensation through mediation and/or litigation for the necessary repair or replacement is well worth the cost at this stage.

The bulk of the expenses involve the continuation of litigation brought by the City in the matter of *City of New Haven vs. Nosal Builders, Inc.* pending in the Superior Court. This includes retaining and working with numerous expert witnesses including engaging a consultant; conducting volumes of discovery with six (6) defendants; filing objections and responsive motions and pleadings served by the various parties; engaging in two (2) days of mediation and possible settlement negotiations.

**NEW HAVEN IT ALL HAPPENS HERE**

BOA Advance Letter-Neubert, Pepe & Montieth (Boathouse)

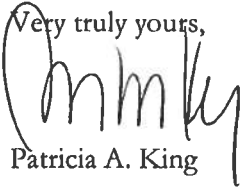
February 8, 2023

Page Two of Two

The additional funds in the amount of \$150,000 are available from 3C191957-58101. I have attached the proposal from Neubert, Pepe & Monteith for your review.

If you have any questions, I can be reached at 203-946-7951 or at [pking@newhavenct.gov](mailto:pking@newhavenct.gov). Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'P. King', written over the typed name 'Patricia A. King'.

Patricia A. King

cc: Michael Piscitelli, Director of Economic Development  
Laura E. Brown, Director of City Plan  
Michael Gormany, Budget Director/Controller  
Catherine LaMarr, Deputy Corporation Counsel  
John Ward, Special Counsel to Economic Development  
Donna Hall, Senior Project Planner to City Plan

..title

ORDER APPROVING AN AMENDMENT TO A LEGAL SERVICE AGREEMENT WITH THE LAW FIRM OF NEUBERT, PEPE & MONTEITH, P.C. IN CONNECTION WITH THE CANAL DOCK BOATHOUSE PROJECT INCREASING THE MAXIMUM COMPENSATION FROM \$60,000 TO \$210,000 FROM FY 2022-2023 LINE ITEM 3C191957-58101

..body

WHEREAS, on July 1, 2022, the City of New Haven, Connecticut (the “City”) and the law firm of Neubert, Pepe & Monteith, P.C. (the “Contractor”) entered into a legal service agreement (A22-1826) to assist the City of New Haven with its legal services in connection with the Canal Dock Boathouse in the amount of Sixty Thousand Dollars and Zero Cents (\$60,000.00); and

WHEREAS, the City has been and continues to be satisfied with all of the services rendered to by the Contractor under the Agreement; and

WHEREAS, the City and the Contractor desire to amend the legal service agreement futher to increase the compensation by an additional One Hundred Fifty Thousand Dollars and Zero Cents (\$150,000.00); and

WHEREAS, funds are available from Account Numbers 3C191957-58101; and

NOW THEREFORE, BE IT ORDERED, by the New Haven Board of Alders, that the maximum compensation to the existing legal service agreement with the law firm of Neubert, Pepe & Monteith, P.C. in connection with the Canal Dock Boathouse Project be increased from \$60,000 to a total of \$210,000.



# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of):

ALL

WARD # 23 & 27

DATE: February 8, 2023

FROM: Department/Office Corporation Counsel

Person

Patricia A. King

Telephone 946-7951

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

*Title of the Legislation*

ORDER APPROVING AN AMENDMENT TO A LEGAL SERVICE AGREEMENT WITH THE LAW FIRM OF NEUBERT, PEPE & MONTEITH, P.C. IN CONNECTION WITH THE CANAL DOCK BOATHOUSE PROJECT INCREASING THE MAXIMUM COMPENSATION FROM \$60,000 TO \$210,000 FROM FY 2022-2023 LINE ITEM 3C191957-58101

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

# FISCAL IMPACT STATEMENT

DATE: February 8, 2023  
 FROM (Dept.): Corporation Counsel  
 CONTACT: Patricia A. King PHONE 203-946-7951

**SUBMISSION ITEM (Title of Legislation):**

ORDER APPROVING AN AMENDMENT TO A LEGAL SERVICE AGREEMENT WITH THE LAW FIRM OF NEUBERT, PEPE & MONTEITH, P.C. IN CONNECTION WITH THE CANAL DOCK BOATHOUSE PROJECT INCREASING THE MAXIMUM COMPENSATION FROM \$60,000 TO \$210,000 FROM FY 2022-2023 LINE ITEM 3C191957-58101

**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/ OBJ CODE
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time				\$150,000 3C191957-58101
3. Annual				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	X
YES	

- 1. One-time
- 2. Annual

Other Comments:

AMENDMENT NO. 1  
TO  
AGREEMENT A22-1826  
BY AND BETWEEN  
THE CITY OF NEW HAVEN  
AND  
NEUBERT PEPE & MONTEITH, PC

A23-

This Amendment No.1 entered effective the 1st day of July 2022 by and between the City of New Haven (hereinafter referred to as the "City") and Neubert Pepe & Monteith, PC (hereinafter to as the "Contractor").

WITNESSETH:

WHEREAS effective July 1, 2022 the City and the Contractor entered into Agreement A22-1826; (hereinafter referred to as the "Agreement"); and

WHEREAS, the City has been and continues to be satisfied with all of the services rendered to it by the Contractor under the Agreement; and

WHEREAS the City and the Contractor desire to amend the Agreement to increase the compensation there under; and

WHEREAS funds for this Amendment are available from account number 3C191957-58101 pursuant to Contract/Agreement Purchase Order (CAPO) No. FY 2023  
Total (\$150,000.00).

NOW, THEREFORE, the City and the Contractor mutually agree to amend the Agreement as follows:

A. Section 501 is deleted and the following substituted in lieu therefore:

*"The City shall compensate the Contractor for satisfactory performance of the services required under Section 2 of this Agreement in a maximum amount not to exceed Two Hundred Ten Thousand Dollars and Zero Cents (\$210,000.00)*

B. Except as modified herein by this Amendment No. 1, all terms and conditions of the Agreement remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City and the Contractor have caused this Agreement  
A23- to be executed as of the date and year first above written.

**CONTRACTOR:**  
NEUBERT PEPE & MONTEITH, PC

**CITY:**  
CITY OF NEW HAVEN

By: \_\_\_\_\_  
Deborah Monteith Neubert  
Partner

By: \_\_\_\_\_  
Justin Elicker  
Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Approved as to Form and Correctness:**

By \_\_\_\_\_  
Robert C. Scott  
Assistant Corporation Counsel

Date: \_\_\_\_\_

DRAFT

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter  |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances                               |
| <input checked="" type="checkbox"/> | Prior Notification Form                                       |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget |
| <input checked="" type="checkbox"/> | Supporting Documentation (if applicable)                      |
| <input type="checkbox"/>            | Disk or E-mailed Cover letter & Order                         |

**IN ADDITION IF A GRANT:**

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Notice of Intent   |
| <input type="checkbox"/> | Grant Summary  |
| <input type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

**Date Submitted:** February 6, 2023

**Meeting Submitted For:** February 21, 2023

**Regular or Suspension Agenda:** REGULAR

**Submitted By:** Arlevia T. Samuel, Executive Director, LCI

**Title of Legislation:**

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A COOPERATION AGREEMENT BETWEEN THE CITY OF NEW HAVEN, THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AND GLENDOWER GROUP, INC. AND GLENDOWER MCCONAUGHY TERRACE 9% LLC AND GLENDOWER MCCONAUGHY TERRACE 4% LLC, WITH RESPECT TO THE REDEVELOPMENT OF THE MCCONAUGHY TERRACE 2 SOUTH GENESEE STREET AND 436 VALLEY STREET, NEW HAVEN, CONNECTICUT (MCCONAUGHY TERRACE); AND DESIGNATING 2 SOUTH GENESEE STREET AND 436 VALLEY STREET TO BE DEVELOPMENT PROPERTY WITHIN THE MEANING OF THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT, C.G.S § 7-480 ET SEQ., AND ELIGIBLE FOR TAX EXEMPTION PURSUANT TO C.G.S §7-498; AND PROVIDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES

**Comments:** Legistar File ID: LM-2023-0090

\*see scanned full packet for Coordinator signature

**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

Call (203) 946-7670 or email [bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov) with any questions.





## CITY OF NEW HAVEN

*Justin Elicker, Mayor*

### LIVABLE CITY INITIATIVE

*165 Church Street, 3<sup>rd</sup> Floor*

*New Haven, CT 06510*

*Phone: (203) 946-7090 Fax: (203) 946-4899*



*Arlevia T. Samuel*  
*Executive Director*

February 6, 2023

Honorable Tyisha Walker  
President - Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

**Re: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A COOPERATION AGREEMENT BETWEEN THE CITY OF NEW HAVEN, THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AND GLENDOWER GROUP, INC., AND GLENDOWER MCCONAUGHY TERRACE 9% LLC AND GLENDOWER MCCONAUGHY TERRACE 4% LLC, WITH RESPECT TO THE REDEVELOPMENT OF THE MCCONAUGHY TERRACE 2 SOUTH GENESEE STREET AND 436 VALLEY STREET, NEW HAVEN, CONNECTICUT (MCCONAUGHY TERRACE); AND DESIGNATING 2 SOUTH GENESEE STREET AND 436 VALLEY STREET TO BE DEVELOPMENT PROPERTY WITHIN THE MEANING OF THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT, C.G.S § 7-480 ET SEQ., AND ELIGIBLE FOR TAX EXEMPTION PURSUANT TO C.G.S §7-498; AND A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES**

Dear Honorable Tyisha Walker:

The Housing Authority of the City of New Haven and Glendower Group, Inc. have begun to implement plans to redevelop McConaughy Terrace located in the City of New Haven, Connecticut. Glendower Group Inc. and Glendower McConaughy Terrace 9% LLC and Glendower McConaughy Terrace 4% LLC, respectively have been selected to carry out the developments which involves the ownership, operation, management, construction, and maintenance thereof.

In conjunction with these projects, we respectfully request your honorable Board's favorable action on the attached Order and Cooperation Agreement(s) to enable the Housing Authority of the City of New Haven to move forward with this project.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-6437.

Respectfully submitted,

Arlevia T. Samuel  
Executive Director

..title

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A COOPERATION AGREEMENT BETWEEN THE CITY OF NEW HAVEN, THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AND GLENDOWER GROUP, INC. AND GLENDOWER MCCONAUGHY TERRACE 9% LLC AND GLENDOWER MCCONAUGHY TERRACE 4% LLC, WITH RESPECT TO THE REDEVELOPMENT OF THE MCCONAUGHY TERRACE 2 SOUTH GENESEE STREET AND 436 VALLEY STREET, NEW HAVEN, CONNECTICUT (MCCONAUGHY TERRACE); AND DESIGNATING 2 SOUTH GENESEE STREET AND 436 VALLEY STREET TO BE DEVELOPMENT PROPERTY WITHIN THE MEANING OF THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT, C.G.S. § 7-480 ET SEQ., AND ELIGIBLE FOR TAX EXEMPTION PURSUANT TO C.G.S. §7-498; AND PROVIDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES

..body

WHEREAS, the Housing Authority of the City of New Haven (“HANH”), Glendower Group Inc. (“Developer”) and Glendower McConaughy Terrace 9% LLC and Glendower McConaughy Terrace 4% LLC (the “Owner”) have begun to implement plans to redevelop McConaughy Terrace located at 2 South Genesee Street and 436 Valley Street, New Haven, Connecticut (the “McConaughy Terrace”) using funds received from the United States Department of Housing and Urban Development, together with other funding sources; and

WHEREAS, pursuant to such revitalization effort, the Developer has been selected to carry out the rehabilitation of that certain public housing redevelopment known as McConaughy Terrace (the “Project”) which Project involves the ownership, operation, management, reconstruction, and maintenance of the development property; and

WHEREAS, the Developer has submitted that certain “City Cooperation Agreement By and Among The City of New Haven, Housing Authority of the City of New Haven, The Glendower Group, Inc., And Glendower McConaughy Terrace 9% LLC and Glendower McConaughy Terrace 4% LLC, with respect to the redevelopment of the McConaughy Terrace located at 2 South Genesee Street and 436 Valley Street, New Haven, Connecticut” (the “Cooperation Agreement”) between the City of New Haven, HANH, Owner and the Developer, pursuant to which the Developer agrees to undertake and complete the Project and the City of New Haven agrees to perform certain functions to facilitate the Project; and

WHEREAS, the Connecticut City and Town Development Act, C.G.S. §7-480 *et seq.*, (the “Act”) authorizes the legislative body of a municipality to designate any real property located within the City to be Development Property for the purposes of the Act and to grant tax exemption to any Development Property for limited times; and

WHEREAS, the purposes of the Act include assisting in the construction of housing within the City of New Haven; and

WHEREAS, Section 28-4 of the City of New Haven Code of Ordinances provides that the Mayor may, with the approval of the Board of Alders enter into an agreement whereby real property is exempted from all or any portion of municipal property taxes or which provides for a payment or payments in lieu of taxes, provided that any such agreement does not remain in effect for a period greater than thirty nine (39) years; and

WHEREAS, pursuant to Section 28-4 of the City of New Haven Code of Ordinances the Cooperation Agreement allows for a tax agreement commencing on the issuance of the Certificate of Occupancy and continuing for thirty-nine (39) years; and

WHEREAS, the City of New Haven, HANH, Owner and the Developer propose to execute the Cooperation Agreement, copies of which are attached hereto and incorporated herein by reference; and

NOW THEREFORE, IT IS ORDERED by the Board of Alders of the City of New Haven that the property at 2 South Genesee Street and 436 Valley Street, New Haven, Connecticut, as more particularly described in the Cooperation Agreement, is designated Development Property within the meaning of the Connecticut City and Town Development Act, § 7-482(d); and that the Project is within the purposes of the Act, §7-482(k); and that the Development Property is eligible for tax exemption pursuant to §7-498 of the Act.

IT IS FURTHER ORDERED, the Board of Alders of the City of New Haven approves the Cooperation Agreement in substantially the form submitted with this Order; and that the tax agreements included in the Cooperation Agreement are approved;

It IS FURTHER ORDERED that the Mayor of the City of New Haven is authorized to execute the Cooperation Agreement in substantially the form submitted , containing the tax agreements, on behalf of the City of New Haven, and the City-Town Clerk of the City of New Haven is authorized and directed to impress and attest the official seal of the City of New Haven upon the Cooperation Agreement.

FURTHER, the Mayor is hereby authorized and empowered to execute, acknowledge, and deliver any and all other documents as may be necessary or expedient, from time to time, to implement and effect the intent and purposes set forth in the Cooperation Agreement and this Order.



**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation (if applicable)
<input type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input checked="" type="checkbox"/>	Notice of Intent
<input checked="" type="checkbox"/>	Grant Summary
<input checked="" type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** February 13<sup>th</sup>, 2023

**Meeting Submitted For:** February 20<sup>th</sup>, 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Steven Winter

**Title of Legislation:**

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT THE COMMUNITY PARTNERSHIP INITIATIVE GRANT AWARD FROM UNITED ILLUMINATING TO INCREASE PARTICIPATION IN ENERGY EFFICIENCY IMPROVEMENT PROGRAMS.

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**Comments:** Legistar File ID: LM-2023-0086

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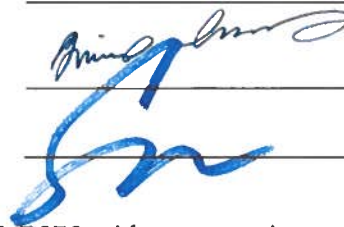
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**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

Handwritten signatures in blue ink, including a signature for the Controller and a signature for the Mayor's Office.

Call (203) 946-7670 with any questions.  
[bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov)

# CITY OF NEW HAVEN

*Justin Elicker, Mayor*

## OFFICE OF CLIMATE AND SUSTAINABILITY

*165 Church St, 2<sup>nd</sup> Floor*

*New Haven, CT 06510*

*Phone: (203) 946-8582*

February 13<sup>th</sup>, 2023

Honorable Tyisha Walker-Myers  
President, Board of Alders  
City of New Haven  
165 Church St  
New Haven, CT 06510

**RE: ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT THE COMMUNITY PARTNERSHIP INITIATIVE GRANT AWARD FROM UNITED ILLUMINATING TO INCREASE PARTICIPATION IN ENERGY EFFICIENCY IMPROVEMENT PROGRAMS.**

Dear Honorable Tyisha Walker-Myers,

The City of New Haven, in partnership with Neighborhood Housing Services, is requesting authorization to apply for and accept funding from the United Illuminating Community Partnership Initiative Program grant program.

The grant would fund an outreach campaign to increase enrollment in Connecticut's Home Energy Solutions energy efficiency improvement program. Home Energy Solutions begins with an energy audit, air sealing, and weatherization, after which participants may be eligible for subsidized deep efficiency improvements such as insulation and window upgrades. Once efficiency improvements have been implemented, residents are well-positioned to benefit from the installation of high-efficiency electric heat pumps, which can both heat the home in the winter and cool the home in the summer.

Special focus will be placed on reaching residents in DEEP-designated environmental justice census tracts in West Rock/West Hills, Newhallville, Dixwell, the Hill, Fair Haven, and the Annex neighborhoods. The campaign plans to reach residents through participation in neighborhood events and meetings, public advertising and announcements, door-to-door canvassing, outreach to faith-based organizations, and referrals from activities of City departments such as the Fair Rent Commission and Health Department programs related to housing. Residential energy efficiency referrals will be made to NHS' I Heart My Home energy concierge program, which guides residents through maximizing their benefits in the Home Energy Solutions program.

We respectfully request your honorable Board's favorable actin on the attached Order authorizing the Mayor to apply for and accept funding through the Community Partnership Initiative program.

Thank you for your consideration of this matter. If you have any questions or concerns, please feel free to contact me at (203) 946-8582.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Winter', with a long horizontal flourish extending to the right.

Steven Winter

Executive Director

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD # ALL

DATE: February 13, 2023

FROM: Department/Office Office of Climate and Sustainability  
Person Steven Winter Telephone 203-946-8582

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

*Title of the Legislation*

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO  
APPLY FOR AND ACCEPT THE COMMUNITY PARTNERSHIP INITIATIVE  
GRANT AWARD FROM UNITED ILLUMINATING TO INCREASE  
PARTICIPATION IN ENERGY EFFICIENCY IMPROVEMENT PROGRAMS.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

**FISCAL IMPACT STATEMENT**

**DATE:** February 13, 2023  
**FROM (Dept.):** Office of Climate and Sustainability  
**CONTACT:** Steven Winter, Executive Director **PHONE** (203) 946-8582

**SUBMISSION ITEM (Title of Legislation):**

**ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT THE COMMUNITY PARTNERSHIP INITIATIVE GRANT AWARD FROM UNITED ILLUMINATING TO INCREASE PARTICIPATION IN ENERGY EFFICIENCY IMPROVEMENT PROGRAMS.**

**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
<b>A. Personnel</b>	N/A			
1. Initial start up				
2. One-time				
3. Annual				
<b>B. Non-personnel</b>	N/A			
1. Initial start up				
2. One-time				
3. Annual				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	X
YES	

- 1. One-time
- 2. Annual

**Other Comments:** If awarded, successful adoption of energy efficiency improvements may yield significant cost savings to City residents and businesses. Funds will be used entirely on non-personnel outreach materials and supporting referrals through Neighborhood Housing Services' I Heart My Home energy concierge program.

**NOTICE OF INTENT**

**NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:**

February 14, 2023 to February 28, 2023

**PROGRAM NAME:** Community Partnership Initiative

**NEW**                       **CONTINUATION**  
**(Check One of the Above)**

**FUNDING LEVEL AVAILABLE TO PROJECT:**    \$ 50,000

**FUNDING SOURCE:** United Illuminating Community Partnership Initiative Program

**PURPOSE OF PROGRAM:** To increase enrollment in energy efficiency improvement programs with a focus on deep energy saving measures and heat pump adoption among income-eligible residents, renters, and residents with limited English proficiency.

**BRIEF SUMMARY OF CITY'S PROPOSAL:** If awarded, the City of New Haven and Neighborhood Housing Services (NHS) will partner with community-based organizations, social service providers, civic leaders, and City departments to increase enrollment in Connecticut's Home Energy Solutions energy efficiency improvement program. This campaign will aim to increase the adoption of deep energy saving measures and heat pumps among income-eligible residents, renters, and residents with limited English proficiency. Special focus will be placed on DEEP-designated environmental justice census tracts in West Rock/West Hills, Newhallville, Dixwell, the Hill, Fair Haven, and the Annex neighborhoods. Residential energy efficiency referrals will be made to NHS' I Heart My Home energy concierge program, which guides residents through maximizing their benefits in the Home Energy Solutions program.

**MATCH REQUIREMENT FROM GENERAL FUND (if any):** N/A

**ALLOWABLE INDIRECT COST:** N/A

**DEPARTMENT SUBMITTING APPLICATION:** New Haven Office of Climate and Sustainability

**CONTACT PERSON:** Steven Winter, Executive Director of Climate and Sustainability

**DATE:** February 13, 2023

<b>GRANT SUMMARY</b>	
<b>Grant Title:</b>	Community Partnership Initiative
<b>MUNIS #:</b>	N/A
<b>City Department:</b>	Office of Climate and Sustainability
<b>City Contact Person &amp; Phone:</b>	Steven Winter, 203-946-8582
<b>Funding Level:</b>	\$50,000
<b>Funding Period:</b>	April 1, 2023-April 1, 2024
<b>Funding Source:</b>	United Illuminating
<b>Funding Source Contact Person &amp; Phone</b>	Sheri Borrelli, sheri.borrelli@ui.net
<b>Purpose of Program:</b>	To increase enrollment in energy efficiency improvement programs with a focus on deep energy saving measures and heat pump adoption among income-eligible residents, renters, and residents with limited English proficiency.
<b>Personnel (salary):</b>	N/A
<b>Personnel (Worker's Comp):</b>	
<b>Personnel (Med. Benefit):</b>	
<b>Non-Personnel (total):</b>	\$50,000
<b>Non-Personnel (M &amp; U):</b>	
<b>New or Renewal?</b>	New
<b>Limits on spending (e.g., Admin. Cap)?</b>	N/A
<b>Reporting requirements: Fiscal</b>	Monthly
<b>Reporting requirements: Programmatic</b>	Monthly
<b>Due date of first report:</b>	April 30, 2024
<b>Audit Requirements:</b>	N/A

## **EXECUTIVE SUMMARY**

### **United Illuminating Community Partnership Initiative Grant Program**

New Haven Office of Climate and Sustainability

February 13, 2023

Funding request: \$50,000.00 for one year

The New Haven Office of Climate and Sustainability and Neighborhood Housing Services (NHS) will partner with community-based organizations, social service providers, civic leaders, and City departments to increase enrollment in Connecticut's Home Energy Solutions energy efficiency improvement program. Home Energy Solutions begins with an energy audit, air sealing, and weatherization, after which participants may be eligible for subsidized deep efficiency improvements such as insulation and window upgrades. Once efficiency improvements have been implemented, residents are well-positioned to benefit from the installation of high-efficiency electric heat pumps, which can both heat the home in the winter and cool the home in the summer.

This campaign will aim to increase participation in energy audits, the adoption of deep energy saving measures, and the installation heat pumps among income-eligible residents, renters, and residents with limited English proficiency. Special focus will be placed on DEEP-designated environmental justice census tracts in West Rock/West Hills, Newhallville, Dixwell, the Hill, Fair Haven, and the Annex neighborhoods. The campaign plans to reach residents through participation in neighborhood events and meetings, public advertising and announcements, door-to-door canvassing, outreach to faith-based organizations, and referrals from activities of City departments such as the Fair Rent Commission and Health Department programs related to housing. Residential energy efficiency referrals will be made to NHS' I Heart My Home energy concierge program, which guides residents through maximizing their benefits in the Home Energy Solutions program.



**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter  |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the state you must write a Resolution) |
| <input checked="" type="checkbox"/> | Prior Notification Form   |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget   |
| <input type="checkbox"/>            | Supporting Documentation (if applicable)  |
| <input type="checkbox"/>            | Disk or E-mailed Cover letter & Order   |

**IN ADDITION IF A GRANT:**

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Notice of Intent   |
| <input type="checkbox"/> | Grant Summary  |
| <input type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

**Date Submitted:** February 13<sup>TH</sup>, 2023

**Meeting Submitted For:** February 21<sup>ST</sup>, 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Gildemar Herrera, Information Tech Director, NHPS

**Title of Legislation:**

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE BOARD OF EDUCATION TO ENTER INTO A FIVE-YEAR AGREEMENT WITH THE STATE OF CONNECTICUT EDUCATION NETWORK TO PROVIDE INTERNET SERVICES IN THE AMOUNT \$400,380 BEFORE THE FEDERAL ERATE DISCOUNT OF NINETY PERCENT (90%) IS APPLIED

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**Comments:** Legistar File ID: LM-2023-0087

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**Coordinator's Signature:** \* see DocuSigned cover sheet

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** 

Call (203) 946-7670 or email [bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov) with any questions.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter  |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the state you must write a Resolution) |
| <input checked="" type="checkbox"/> | Prior Notification Form   |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget   |
| <input type="checkbox"/>            | Supporting Documentation (if applicable)  |
| <input type="checkbox"/>            | Disk or E-mailed Cover letter & Order   |

**IN ADDITION IF A GRANT:**

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Notice of Intent   |
| <input type="checkbox"/> | Grant Summary  |
| <input type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

**Date Submitted:** February 13<sup>TH</sup>, 2023

**Meeting Submitted For:** February 21<sup>ST</sup>, 2023

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**Comments:** Legistar File ID: LM-2023-0087

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**Coordinator's Signature:** *Linda T Hannans P. Shanane*

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** 

Call (203) 946-7670 or email [bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov) with any questions.



**NEW HAVEN PUBLIC SCHOOLS**  
54 Meadow Street, New Haven Connecticut 06519

Friday, February 10, 2023

Alder Tyisha Walker  
President, Board of Alders  
23rd Ward  
Board of Alders  
165 Church Street  
New Haven, CT 06510

RE: Order for the City of New Haven to execute a multi-Year agreement with the State of Connecticut to provide Internet Services

Dear Honorable President Walker-Myers:

The Board of Education is requesting to enter into a multiyear agreement with the State of Connecticut Education Network (referred as CEN). The Board of Education will purchase CEN Dedicated Internet Access (DIA) Bundle from Connecticut Education Network company during the next five E-Rate funding periods of July 1, 2023 through June 30, 2028. The locations of the services are 54 Meadow Street and 255 Blatchley Ave, New Haven, CT utilizing 10G at 54 Meadow and 10G at 255 Blatchley Avenue.

The total cost of the project is \$400,380, which 90% of the cost is covered through the federal E-Rate program. This means the total cost to the Board of Education over the five-year period is \$ 40,038.

10G at 54 Meadow	\$2,850 per month
10G at Blatchley	\$3,695 per month
IP address	\$ 128 per month

Total monthly      \$6,673 **(cost to BOE per month is \$667.30 based on E-Rate 90%)**

Please feel free to contact me with any questions that may arise.

Sincerely,

Gildemar Herrera  
Information Technology Director, NHPS

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE BOARD OF EDUCATION TO ENTER INTO A FIVE-YEAR AGREEMENT WITH THE STATE OF CONNECTICUT EDUCATION NETWORK TO PROVIDE INTERNET SERVICES IN THE AMOUNT \$400,380 BEFORE THE FEDERAL ERATE DISCOUNT OF NINETY PERCENT (90%) IS APPLIED

..body

WHEREAS, Section 2-376 (A) of the Code of General Ordinances, “Unless expressly authorized by law or by vote of the board of Alders, the city shall not be bound by any contract executed after one (1) year from the date thereof. The board of ALDER's prior approval is necessary for any city contract that does not go to bid that costs more than one hundred thousand dollars (\$100,000.00)”; and

WHEREAS, The Board of Education is seeking approval to enter into a five-year agreement with State of Connecticut Education Network for internet services at 54 Meadow and 255 Blatchley Ave ; and,

WHEREAS, The total cost for the five year contract is \$400,380 before the federally funded E-Rate program is applied.

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the Board of Education be authorized to enter into a five-year agreement with State of Connecticut Education Network in a total amount of \$400,380 before the E-Rate

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of):

ALL

WARD # ALL

DATE: **February 13<sup>TH</sup>, 2023**

FROM: Department/Office Information Technology, NHPS  
Person Gildemar Herrera, Director Telephone (475) 220-1000 main

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

*Title of the Legislation*

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE BOARD OF EDUCATION TO ENTER INTO A FIVE-YEAR AGREEMENT WITH THE STATE OF CONNECTICUT EDUCATION NETWORK TO PROVIDE INTERNET SERVICES IN THE AMOUNT \$400,380 BEFORE THE FEDERAL ERATE DISCOUNT OF NINETY PERCENT (90%) IS APPLIED

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

**FISCAL IMPACT STATEMENT**

**DATE:** February 13, 2023  
**FROM (Dept.):** Information Technology Office, NHPS  
**CONTACT:** Gildemar Herrera, Director **PHONE** (475) 220-1000  
main

**SUBMISSION ITEM (Title of Legislation):**

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE BOARD OF EDUCATION TO ENTER INTO A FIVE-YEAR AGREEMENT WITH THE STATE OF CONNECTICUT EDUCATION NETWORK TO PROVIDE INTERNET SERVICES IN THE AMOUNT \$400,380 BEFORE THE FEDERAL ERATE DISCOUNT OF NINETY PERCENT (90%) IS APPLIED

**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	<b>GENERAL</b>	<b>SPECIAL</b>	<b>BOND</b>	<b>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</b>
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO   
YES

- 1. One-time
- 2. Annual

**Other Comments:**



NEW HAVEN PUBLIC SCHOOLS

## Operations Memorandum

**To:** New Haven Board of Education Finance and Operations Committee  
**From:** Gilda Herrera  
**Date:** 2/14/2023  
**Re:** CEN 5-Year Contract

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**Contractor Name:** Connecticut Education Network

**Contractor Address:** 55 Farmington Avenue, Hartford CT 06105

**Is the contractor a Minority or Women Owned Small Business?**

**Renewal or Award of Contract/Agreement? Yes**

**Total Amount of Contract/Agreement and the Hourly or Service Rate -Total Contract amount for 5-years without E-Rate \$400,380; Total amount with E-Rate \$40,038**

**Funding Source & Account #:19047200-52265 Telecommunications\Internet**

**Key Questions:** (Please have someone ready to discuss the details of each question during the Finance & Operations meeting or this proposal might not be advanced for consideration by the full Board of Education):

- 1. What specific service will the contractor provide:** to provide internet services for all schools and administrative office in the New Haven Public School District from July 1, 2023 to June 30, 2028. The total cost for the five-year contract is \$400,380 before the federally funded E-Rate program is applied. The total cost to the Board of Education is anticipated to be \$40,038 after the federally funded E-Rate program is applied.
- 2. How was the contractor selected? Quotes? RFP? Sealed Bid or Sole Source? Please describe the selection process including other sources considered and the rationale for selecting this method of selection: RFP E-Rate 470 # 230011641. Letter of intent provided to CEN pending approval, see attached letter.**
- 3. If this is a renewal with a current vendor, has the vendor's performance been satisfactory under the existing contract or agreement? Yes**
- 4. If this Contract/Agreement is a Renewal has cost increased? If yes, by how much? No**
- 5. If this Contractor is New has cost for service increased from previous years? If yes, by how much? No, will save total of \$7,002 per year.**
- 6. Is this a service existing staff could provide? Why or why not? No**



NEW HAVEN PUBLIC SCHOOLS

**AGREEMENT**  
**By And Between**  
**The New Haven Board of Education**

AND

**State of Connecticut**

**NHPS Department of Information Technologies**

This Agreement entered into on the 1st day of July 2023, effective (start date no sooner than the day after Board of Education Approval), on the 30th day of July 2023, by and between the New Haven Board of Education (herein referred to as the “Board” and, State of Connecticut located at, 450 Columbus Boulevard, Suite 1101, Hartford CT 06103 (herein referred to as the “Contractor”).

**Compensation:** The Board shall pay the contractor for satisfactory performance of services required in period of July 1, 2023- June 30, 2028 in the amount of \$400,380 before federal E-Rate funding applied; \$40,038 after E-Rate funding applied.

The maximum amount the contractor shall be paid under this agreement: (\$400,380).  
Compensation will be made upon submission of an itemized invoice which includes a detailed description of work performed and date of service.

**Fiscal support** for this Agreement shall be by Data Processing Program of the New Haven Board of Education, **Account Number:** 190-47200 -52265 **Location Code:** 190  
TELECOMMUNICATIONS\INTERNET

This agreement shall remain in effect from July 1<sup>st</sup>, 2023 to June 30<sup>th</sup>, 2028.

**SCOPE OF SERVICE:** *Please describe service deliverables, including, locations and costs for service, including travel and supplies, if applicable. A detailed Scope of Service with pricing must be attached as Exhibit A). See F&O Exhibit A\_New Haven SD 470 # 230011641 DIA Proposal rev A\_with IPAddresses*

**Exhibit A: Scope of Service:** *Please attach contractor’s detailed Scope of Service with all costs for services including travel and supplies, if applicable. Attached*

**Exhibit B: Student Data and Privacy Agreement:** *Attached*



**APPROVAL:** This Agreement must be approved by the New Haven Board of Education *prior to service start date*. Contactors may begin service no sooner than the day after Board of Education approval.

**HOLD HARMLESS:** The Contractor shall insure and/or indemnify the Board and its members, employees and agents against all claims, suits, and expenses, including reasonable attorney's fees, in connection with loss of life, bodily injury or property damage arising from any neglect act or omission of the Contractor or its employees or agents. Further, the Contractor covenants and agrees that it shall hold the Board and its members, employees and agents harmless against any and all claims, suits judgments of any description whatsoever caused by the Contractor' breach of this agreement or based upon the conduct of the Contractor, or its agents or its employees or arising out of in connection with their activities under this agreement.

**TERMINATION:** The Board may cancel this agreement for any reason upon thirty (30) days' written notice sent to the Contractor by certified U.S. mail, return receipt requested; provided however, that the Board shall be responsible to the Contractor for all services rendered by the Contractor through the last day of thirty (30) day notice period, as long as the Agreement was approved by the Board prior to the start date of service.

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
President  
New Haven Board of Education

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor Printed Name & Title

Revised: 12/3/19



NEW HAVEN PUBLIC SCHOOLS

## EXHIBIT B

### STUDENT DATA PRIVACY AGREEMENT SPECIAL TERMS AND CONDITIONS

For the purposes of this Exhibit B "directory information," "de-identified student information," "school purposes," "student information," "student records," "student-generated content," and "targeted advertising" shall be as defined by Conn. Gen. Stat. §10-234aa.

1. All student records, student information, and student-generated content (collectively, "student data") provided or accessed pursuant this Agreement or any other services agreement between the Parties are not the property of, or under the control of, the Contractor.
2. The Board shall have access to and the ability to delete student data in the possession of the Contractor except in instances where such data is (A) otherwise prohibited from deletion or required to be retained under state or federal law, or (B) stored as a copy as part of a disaster recovery storage system and that is (i) inaccessible to the public, and (ii) unable to be used in the normal course of business by the Contractor. The Board may request the deletion of any such student information, student records or student-generated content if such copy has been used by the operator to repopulate accessible data following a disaster recovery. The Board may request the deletion of student data by the contractor within two (2) business days of receiving such a request and provide to the Board confirmation via electronic mail that the student data has been deleted in accordance with the request, the date of its deletion, and the manner in which it has been deleted. The confirmation shall contain a written assurance from the Contractor that proper disposal of the data has occurred in order to prevent the unauthorized access or use of student data and that deletion has occurred in accordance with industry standards/practices/protocols.
3. The Contractor shall not use student data for any purposes other than those authorized pursuant to this Agreement.
4. A student, parent or legal guardian of a student may review personally identifiable information contained in student data and correct any erroneous information, if any, in such student data. If the Contractor receives a request to review student data in the Contractor's possession directly from a student, parent, or guardian, the Contractor agrees to refer that individual to the Board and to notify the Board within two (2) business days of receiving such a request. The Contractor agrees to work cooperatively with the Board to permit a student, parent, or guardian to review personally identifiable information in student data that has been shared with the Contractor, and correct any erroneous information therein.

5. The Contractor shall take actions designed to ensure the security and confidentiality of student data.

6. The Contractor will notify the Board, in accordance with Conn. Gen. Stat. § 10-234dd, when there has been an unauthorized release, disclosure or acquisition of student data. Such notification will include the following steps:

Upon discovery by the Contractor of a breach of student data, the Contractor shall conduct an investigation and restore the integrity of its data systems and, without unreasonable delay, but not more than thirty (30) days after such discovery, shall provide the Board with a more detailed notice of the breach, including but not limited to the date and time of the breach; name(s) of the student(s) whose student data was released, disclosed or acquired; nature of and extent of the breach; and measures taken to ensure that such a breach does not occur in the future.

7. Student data shall not be retained or available to the Contractor upon expiration of the contract between the Contractor and Board, except a student, parent or legal guardian of a student may choose independently to establish or maintain an electronic account with the Contractor after the expiration of such contract for the purpose of storing student-generated content.

8. The Contractor and Board shall each ensure their own compliance with the Family Educational Rights and Privacy Act of 1974, 20 U.S.C. § 1232g, as amended from time to time.

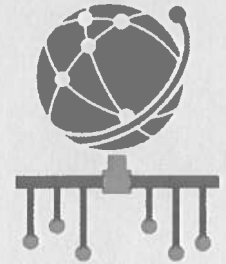
9. The Contractor acknowledges and agrees to comply with the above and all other applicable aspects of Connecticut's Student Data Privacy law according to Connecticut General Statutes §§ 10-234aa through 10-234dd.

10. The Parties agree that this Agreement controls over any inconsistent terms or conditions contained within any other agreement entered into by the Parties concerning student data.



Connecticut's Trusted Internet Partner

# Dedicated Internet Access Bundle Proposal



New Haven School District  
Request for Proposal

Internet Services  
January 30, 2023

Paul Tarsa  
Member Services Manager  
Connecticut Education Network  
860.622.4573  
[paul.tarsa@uconn.edu](mailto:paul.tarsa@uconn.edu)



January 30, 2023

Gilda Herrera  
Director of Technology  
New Haven School District  
54 Meadow Street  
New Haven, CT 06519

Dear Gilda,

CEN is pleased to present the New Haven School District our proposed solution in response to your RFP: Category 1 Internet Access, 470 #230011641. CEN is a USAC registered service provider, SPIN #143.049.066.

This proposal package will provide you and your team a personalized profile of the proposed solution, the **CEN Dedicated Internet Access (DIA) Bundle**, including:

- Pricing for terms of 1-5 years
- Itemized bundled services
- Solution comparison vs. competitive offerings

As a member-driven, public enterprise, CEN and its community members have worked together for more than 20 years to provide much more than commodity Internet access. With a primary focus on providing value to Connecticut research and education organizations, the results of the CEN member-driven model include: a network designed for performance and scale, a DIA product bundle tailored to the needs of K-12, a locally focused support team providing service 24x7, and a community of IT professionals collaborating across multiple forums for the betterment of Connecticut students, families, educators, towns, and cities. Read more about the recent collective results of the CEN community in the [2021 CEN Annual Report](#).

CEN understands this process can be complex with multiple providers offering various technology options. CEN's solution provides a bundle model of product and services designed for K-12 that goes well beyond basic Internet access. For example, CEN's DDoS Protection Service is included in the bundle at no additional cost. As a standalone product, it would cost thousands of dollars. CEN's Member Services and Technical Services teams are ready to review with you your district's requirements to help you settle on the right solution.

We appreciate your membership and look forward to continued growth and improvement together.

*Paul Tarsa*  
CEN Member Services Manager

## Executive Summary

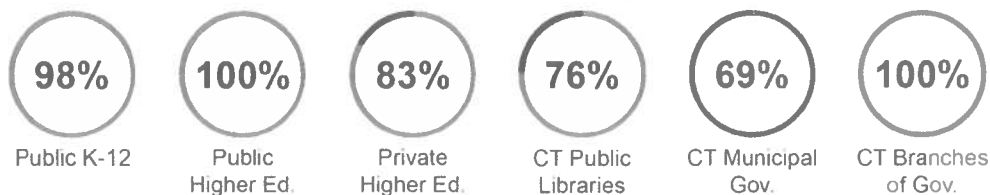
*Why choose CEN?*

### Trust

*CEN is the Internet provider of choice for Connecticut's K-12, higher education, and public sectors.*

For over 20 years, CEN has earned the title of "Connecticut's Trusted Internet Partner" providing high performance network, security, and Internet services to over 650 member organizations. With approximately 3,200 optical fiber route miles extending into every Connecticut community, CEN connects:

#### 1.8 Million Citizens Served



### Quality

*CEN is designed to meet or exceed the high standards of the research and education communities.*

CEN's scalable, resilient network design offers an unmatched combination of performance attributes for speed, latency, reliability, and security. Highlights of CEN's product specification profile include:

- 99.99% Uptime
- < 20 ms On-net latency
- Dedicated, symmetrical bandwidth with burstability to full handoff speed
- Dual, east-west fiber connectivity

### Value

*CEN's DIA product provides more value with bundled services than other Internet providers' products.*

CEN's cost recovery business model is unique among Connecticut Internet providers. This model makes possible the combination of competitive pricing, custom tailored services, and larger feature sets compared to other for-profit Internet providers. The table below, CEN DIA Bundle – Features and Services provides a summary of the significant value-add in CEN's DIA Bundle. K-12 custom tailored services in the CEN DIA Bundle at no additional cost include:

- DDoS Protection
- Children's Internet Protection Act (CIPA) compliant web filtering
- Managed router
- Cloud Connect to Amazon Web Services (AWS), Microsoft Express Route (MER), Google Cloud Platform (GCP), and Oracle Cloud Infrastructure (OCI)
- Consortium contracts (e.g., Securly, iboss)

# Executive Summary

## Service

*CEN's team is focused on Connecticut, 24x7x365.*

CEN's team is based in Hartford and backs its members around the clock with its Network Operations Center (NOC). Members have direct access to all team members for the most consistent, local, expert service available.

## Community

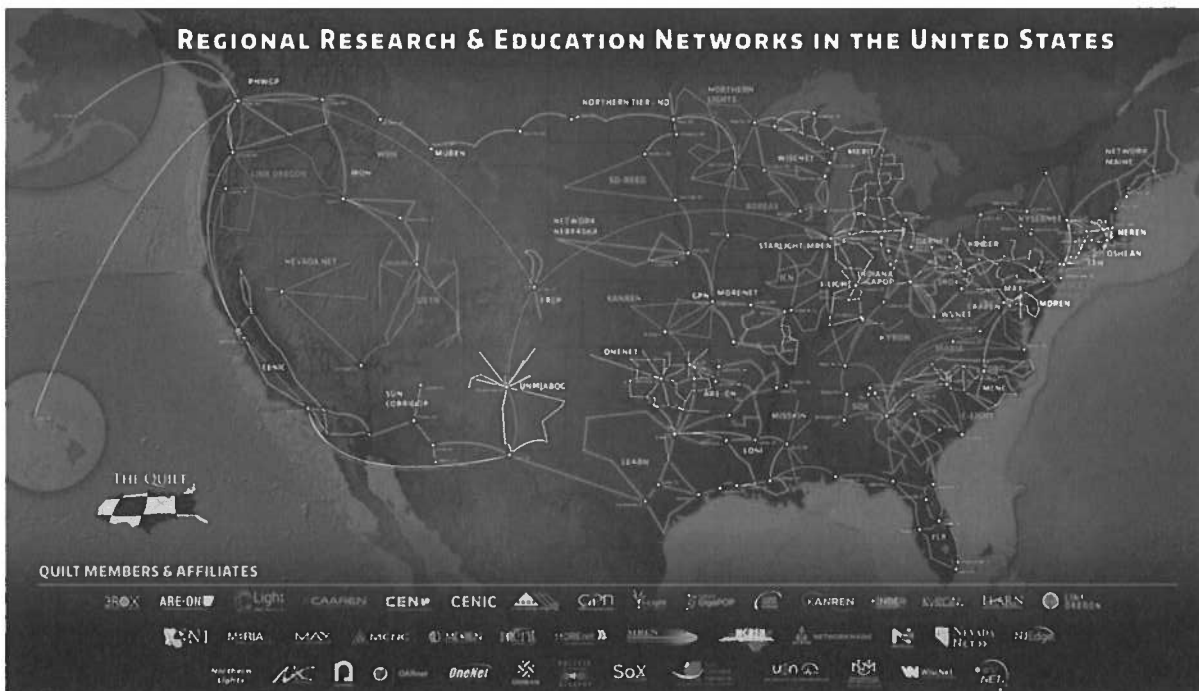
*CEN's high level of member (customer) engagement due to its organizational structure and operational model distinguishes it from all other for-profit Internet providers.*

CEN develops and derives its products and services in partnership with its member organizations through a multitude of forums including:

- Engagement and Development Advisory Council
- Service Management and Technical Advisory Council
- Annual Member Conference
- Member Training Events



Extending this community model nationwide, CEN is a member of The Quilt, which enables collaboration with dozens of similar regional R&E (Research & Education) networks extending across the country to develop, deploy, and operate advanced cyberinfrastructure that enables innovation in research and education.



## CEN DIA Bundle – Features and Services

**CEN's Dedicated Internet Access (DIA) Bundle** product includes a large suite of features and services at no additional cost. Please consider their value when comparing the CEN DIA Bundle to alternative products. In many cases, the features and services listed below are not available from alternative providers, or they are only available at a significant up-charge.

Service Category	Service / Feature	CEN DIA Bundle
Fiber Circuit Performance	Dual, east-west connectivity (Meadow St site)	Included
	Managed router	Included
	Ability to burst to line speed	Included
	Cloud connectivity to AWS, MER, GCP, OCI	Included
	Ultra-low latency	Included
	No oversubscription (ratio 1:1)	Included
	Dedicated bandwidth	Included
	IPv4 subnets ( /29 )	Included
	IPv6 subnets ( /48 )	Included
	DNS hosting	Included
Security	DDoS protection	Included
	CIPA web filtering	Included
	DNS firewall	Included
Community Collaboration	Member training events and Annual Member Conference	Included
	Consortium pricing	Included
Management & Monitoring	24x7x365 Proactive Monitoring	Included
	No data caps and no charge for overages	Included



## CEN DIA Bundle Solution Pricing - New Haven School District

CEN is pleased to provide the following products and pricing. All pricing is 100% E-Rate eligible, Category 1. Contract terms of 1-5 years are available for the Meadow Street site; terms of 3 or 5 years are available for Blatchley Ave. site. Terms of 5 years for bandwidth tiers of 1Gbps - 10 Gbps include discounted pricing as shown below.

**Location:** 54 Meadow Street, New Haven, CT

Products and Services	Bandwidth (Mbps)	Handoff Speed (Mbps)	Quantity	Term (months)	Monthly Recurring Cost (MRC)
CEN DIA Bundle, option 1	10,000	10,000	1	12-48	\$3,920
CEN DIA Bundle, option 2	10,000	10,000	1	60	\$2,850

**Location:** 255 Blatchley Ave, New Haven, CT

Products and Services	Bandwidth (Mbps)	Handoff Speed (Mbps)	Quantity	Term (months)	Monthly Recurring Cost (MRC)
CEN DIA Bundle, option 3	10,000	10,000	1	36	\$4,990
CEN DIA Bundle, option 4	10,000	10,000	1	60	\$3,695
IPv4 Addresses /26	n/a	n/a	1	36 or 60	\$128

**New Haven SD Bundle Services included in pricing:**



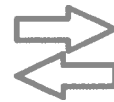
DDoS Protection



Dedicated Internet



Managed Router



Dual, East/West  
Connectivity  
(Meadow St. site)



24 x 7 x 365  
Monitoring



IPv4 Addresses  
(64.251.51.0/26 - Meadow  
St. site)



DNS



eduroam Wireless  
Internet Access  
Service

/48 IPv6 Addresses

# CEN DIA Bundle Solution Pricing - New Haven School District

## Additional Bundle Services available to New Haven SD, included in pricing, opt-in:



DNS Firewall



Cloud Connect  
(AWS, Microsoft,  
Google, Oracle)



Private Ethernet



CIPA Web Filtering

## CEN Membership includes:



Annual Member  
Conference



Member Training  
Events



Consortium Contracts

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter  |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances                               |
| <input checked="" type="checkbox"/> | Prior Notification Form                                       |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget |
| <input checked="" type="checkbox"/> | Supporting Documentation (if applicable)                      |
| <input checked="" type="checkbox"/> | Disk or E-mailed Cover letter & Order                         |

**IN ADDITION IF A GRANT:**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Notice of Intent  |
| <input checked="" type="checkbox"/> | Grant Summary   |
| <input checked="" type="checkbox"/> | <b>Executive Summary</b> (not longer than 5 pages without an explanation) |

2/15/23

Date Submitted:

2/21/23

Meeting Submitted For:

Regular or Suspension Agenda:

Regular

Carlos Eyzaguirre, Deputy EDA

Submitted By:

**Title of Legislation:**

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$32,100,000 TO SUPPORT THE IMPROVEMENT AND ECONOMIC DEVELOPMENT OF THE LONG WHARF DISTRICT (\$25,000,000) AND THE DOWNTOWN DISTRICT (\$7,100,000).

Comments:

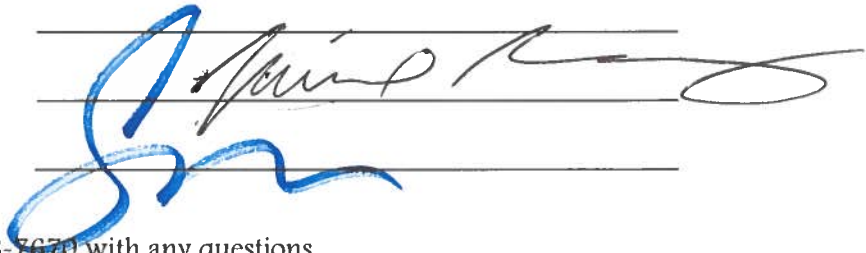
**Legistar File ID: LM-2023-0102**

\*see scanned version for signature

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:



Call (203) 946-7670 with any questions.  
[bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov)

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter  |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances                               |
| <input checked="" type="checkbox"/> | Prior Notification Form                                       |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget |
| <input checked="" type="checkbox"/> | Supporting Documentation (if applicable)                      |
| <input checked="" type="checkbox"/> | Disk or E-mailed Cover letter & Order                         |

**IN ADDITION IF A GRANT:**

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Notice of Intent   |
| <input checked="" type="checkbox"/> | Grant Summary  |
| <input checked="" type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

2/14/23

Date Submitted: \_\_\_\_\_

2/21/23

Meeting Submitted For: \_\_\_\_\_

Regular or Suspension Agenda: Regular

Carlos Eyzaguirre, Deputy EDA

Submitted By: \_\_\_\_\_

**Title of Legislation:**

**RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$32,100,000 TO SUPPORT THE IMPROVEMENT AND ECONOMIC DEVELOPMENT OF THE LONG WHARF DISTRICT (\$25,000,000) AND THE DOWNTOWN DISTRICT (\$7,100,000).**

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Coordinator's Signature:  \_\_\_\_\_

Controller's Signature (if grant): \_\_\_\_\_

Mayor's Office Signature: \_\_\_\_\_

Call (203) 946-7670 with any questions.  
[bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov)

February 14, 2023

Honorable Tyisha Walker-Myers, President  
Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

**RE: RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$32,100,000 TO SUPPORT THE IMPROVEMENT AND ECONOMIC DEVELOPMENT OF THE LONG WHARF DISTRICT (\$25,000,000) AND THE DOWNTOWN DISTRICT (\$7,100,000).**

Dear President Walker-Myers:

Enclosed for the Board of Alders' ("BOA") consideration is an Order requesting approval of a **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$32,100,000 TO SUPPORT THE IMPROVEMENT AND ECONOMIC DEVELOPMENT OF THE LONG WHARF DISTRICT (\$25,000,000) AND THE DOWNTOWN DISTRICT (\$7,100,000).**

The State of Connecticut is making available over \$800 million to support transformative investments in communities such as New Haven through the Community Investment Fund ("CIF"). As part of CIF Round 2, the City of New Haven (the "City") is proposing an Infrastructure Improvement Project (the "Project") in the Long Wharf and Downtown districts. The CIF funding will be used to (a) redevelop the Long Wharf district by demolishing a former state community college; developing a coastal open space; redesigning Long Wharf Drive for flood resiliency; and creating a community marina (\$25,000,000); (b) improve the Downtown district by installing streetscape improvements and public art; creating a café kiosk and public restroom on the Green and reconfiguring Temple Street; and constructing a family playground in the Downtown core (\$7,100,000).

The Project represents an essential component to the City's overall economic recovery. Through the Together New Haven partnership, the City has created a system that covers planning, infrastructure and small business development – well beyond any individual project. For example, New Haven is widely recognized for driving economic growth of statewide significance (particularly in the life sciences) which is then supported by a value of place at the neighborhood-level and an inclusive growth strategy that serves all of our residents.

New Haven is the most diverse community in Connecticut and among the most diverse in the entire nation. According to the 2020 US Census, 36.6% of the population is Black, 31.2% Brown, 29.5% White, and 5% Asian. Long Wharf and Downtown reflect this diversity, as both districts are connected to neighboring communities, like the Hill, New Haven's most densely populated neighborhood, consisting of residents approximately 33% Black or African American, 52% Hispanic or Latino, and 4% Asian. And

New Haven is the most diverse community in Connecticut and among the most diverse in the entire nation. According to the 2020 US Census, 36.6% of the population is Black, 31.2% Brown, 29.5% White, and 5% Asian. Long Wharf and Downtown reflect this diversity, as both districts are connected to neighboring communities, like the Hill, New Haven's most densely populated neighborhood, consisting of residents approximately 33% Black or African American, 52% Hispanic or Latino, and 4% Asian. And even with the significant economic and population growth in recent years, income inequity is a pervasive concern with 26.5% of all residents living below the poverty line. At a per capita income of just \$26,429, the equity gap manifests in lower health outcomes and the persistence of poverty in many neighborhoods. Thus, these commercial districts like Long Wharf and Downtown serve both the basic needs of residents (particularly those with no access to a personal vehicle), employment opportunities, and the overall quality of place – a considerable right for all residents regardless of means and mobility. In doing so, the Project promotes new economic outcomes in the form of business formation and growth; the provision of waterfront access and amenities to underserved communities; the redevelopment of the Long Wharf Gateway district, including educational programs that have a direct benefit to career pathways for neighboring communities; the bolstering of sense of place and youth engagement through the creation of community-oriented open spaces; the increase of the local workforce and access to meaningful employment; and the promotion of growth and capacity through rebuilding said commercial centers.

Thank you for your timely consideration of this matter, please do not hesitate to contact me with further questions or concerns.

Sincerely,

Handwritten signature of Michael Piscitelli, consisting of the letters 'MPL' in a stylized, cursive font.

Michael Piscitelli, AICP  
Economic Development Administrator

..title

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$32,100,000 TO SUPPORT THE IMPROVEMENT AND ECONOMIC DEVELOPMENT OF THE LONG WHARF DISTRICT (\$25,000,000) AND THE DOWNTOWN DISTRICT (\$7,100,000).

..body

WHEREAS, the State of Connecticut is making available over \$800 million to support transformative investments in communities such as New Haven through the Community Investment Fund (“CIF”); and

WHEREAS, as part of CIF Round 2, the City of New Haven (the “City”) is proposing an Infrastructure Improvement Project (the “Project”) that represents an essential component of the overall economic recovery of the City. The Project consists of (a) the redevelopment of the Long Wharf district according to the Long Wharf Plan and (b) value of place improvement projects in the Downtown district; and

WHEREAS, the City’s commercial districts, specifically Long Wharf and Downtown face a number of economic challenges relating to a lack of neighborhood connectivity, coastal resiliency, sense of place, and overall wellbeing; and

WHEREAS, the Project promotes new economic outcomes in the form of business formation and growth; the provision of waterfront access and amenities to underserved communities; the redevelopment of the Long Wharf Gateway district, including educational programs that have a direct benefit to career pathways for neighboring communities; the bolstering of sense of place and youth engagement through the creation of community amenities and open spaces; the increase of the local workforce and access to meaningful employment; and the promotion of growth and capacity through rebuilding said commercial centers; and

WHEREAS, pursuant to Section 32-763 of the Connecticut General Statutes, the Department of Economic and Community Development (“DECD”) of the State of Connecticut (the "State") is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the City make an application to DECD for Thirty-Two Million One Hundred Thousand Dollars and Zero Cents (\$32,100,000.00), in order to (a) redevelop the Long Wharf district by demolishing a former state community college; developing a coastal open space; redesigning Long Wharf Drive for flood resiliency; and creating a community marina (\$25,000,000); (b) improve the Downtown district by installing streetscape improvements and public art; creating a café kiosk and public restroom on the Green and reconfiguring Temple Street; and constructing a family playground in the Downtown core (\$7,100,000); and

WHEREAS, it is desirable and in the public interest that the City continue to pursue CIF funding in future rounds in order to continue the phased implementation of the infrastructure improvements both in the Long Wharf and Downtown Districts.

NOW, THEREFORE, BE IT ORDERED by the City's Board of Alders that:

- 1). It is cognizant of the conditions and prerequisites for financial assistance imposed by Section 32-763 of the Connecticut General Statutes.
  
- 2). That the filing of an application(s) by the City for financial assistance from DECD for the benefit of the Project by the City in an amount not to exceed Thirty-Two Million One Hundred Thousand Dollars and Zero Cents (\$32,100,000.00) for the Long Wharf District (\$25,000,000) and (\$7,100,000.00) for the Downtown District is hereby approved and that Justin Elicker, Mayor of the City, is hereby authorized and directed to execute and file such application with DECD; to provide such additional information as may be required; to execute such other documents as may be required in the application process; to execute an Assistance Agreement with DECD for financial assistance (if such an agreement is offered), in the amount of \$32,100,000.00 or such lesser or greater amount (if any) as may be offered by DECD (which Assistance Agreement may include an indemnification of DECD and/or the State and/or other appropriate agencies of the State); to execute any amendments, rescissions, and revisions thereto; and to act as the authorized representative of the City with respect to all other matters pertaining to said application.



# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of):

ALEX GUZHNAVY, CARMEN  
RODRIGUEZ, ELI SABIN, ALL

WARD # 1, 6, & 7 plus ALL

DATE: 02/15/2023

FROM: Department/Office Economic Development  
Person Carlos Eyzaguirre

Telephone X5761

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$32,100,000 TO SUPPORT THE IMPROVEMENT AND ECONOMIC DEVELOPMENT OF THE LONG WHARF DISTRICT (\$25,000,000) AND THE DOWNTOWN DISTRICT (\$7,100,000).

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

# FISCAL IMPACT STATEMENT

**DATE:** 02/15/2023  
**FROM (Dept.):** Economic Development Administration  
**CONTACT:** Carlos Eyzaguirre **PHONE** (203) 946-5761

**SUBMISSION ITEM (Title of Legislation):**

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$32,100,000 TO SUPPORT THE IMPROVEMENT AND ECONOMIC DEVELOPMENT OF THE LONG WHARF DISTRICT (\$25,000,000) AND THE DOWNTOWN DISTRICT (\$7,100,000).

**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

		GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
<b>A. Personnel</b>					
1. Initial start up	\$0				
2. One-time	\$0				
3. Annual	\$0				
<b>B. Non-personnel</b>					
1. Initial start up	\$0				
2. One-time	\$0				
3. Annual	\$0				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

- 1. One-time
- 2. Annual

**Other Comments:**

## **NOTICE OF INTENT**

**NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:** 1/6/23 - 3/1/27

**PROGRAM NAME:** Long Wharf & Downtown Infrastructure Improvement Project

**NEW**                       **CONTINUATION**  
**(Check One of the Above)**

**FUNDING LEVEL AVAILABLE TO PROJECT:** \$32,100,000

**FUNDING SOURCE:** Community Investment Fund 2030 – CT DECD

**PURPOSE OF PROGRAM:** The Community Investment Fund 2030 (CIF) will foster economic development in historically underserved communities across the state. CIF will provide a total of up to \$875 million to eligible municipalities as well as not-for-profit organizations and community development corporations that operate within them. Grants are available for Capital improvement programs, such as brownfield remediation, affordable housing, infrastructure, clean energy development, and home or public facility rehabilitation

**BRIEF SUMMARY OF CITY'S PROPOSAL:** CIF funding will be used to (a) redevelop the Long Wharf district by demolishing a former state community college; developing a coastal open space and public park; redesigning Long Wharf Drive for flood resiliency; and creating a community marina (\$25,000,000); (b) improve the Downtown district by installing streetscape improvements and public art; creating a café kiosk and public restroom on the Green and reconfiguring Temple Street; and constructing a family playground in the Downtown core (\$7,100,000).

**MATCH REQUIREMENT FROM GENERAL FUND (if any):** N/A

**ALLOWABLE INDIRECT COST:** N/A

**DEPARTMENT SUBMITTING APPLICATION:** Economic Development Administration

**CONTACT PERSON:** Carlos Eyzaguirre, Deputy EDA

**DATE:** 02/15/2023

**GRANT SUMMARY**

<b>Grant Title:</b>	Long Wharf & Downtown Infrastructure Improvement Project
<b>MUNIS #:</b>	N/A until grant is Approved
<b>City Department:</b>	Economic Development Administration
<b>City Contact Person &amp; Phone:</b>	Carlos Eyzaguirre, X5761
<b>Funding Level:</b>	\$32,100,000
<b>Funding Period:</b>	March 1, 2023 – March 1, 2027
<b>Funding Source:</b>	Community Investment Fund Round 2 2030 – CT DECD
<b>Funding Source Contact Person &amp; Phone</b>	Matt Pugliese, 860-500-2352
<b>Purpose of Program:</b>	CIF funding will be used to (a) redevelop the Long Wharf district by demolishing a former state community college; developing a coastal open space and public park; redesigning Long Wharf Drive for flood resiliency; and creating a community marina (\$25,000,000); (b) improve the Downtown district by installing streetscape improvements and public art; creating a café kiosk and public restroom on the Green and reconfiguring Temple Street; and constructing a family playground in the Downtown core (\$7,100,000).
<b>Personnel (salary):</b>	N/A
<b>Personnel (Worker's Comp):</b>	N/A
<b>Personnel (Med. Benefit):</b>	N/A
<b>Non-Personnel (total):</b>	\$32,100,000
<b>Non-Personnel (M &amp; U):</b>	
<b>New or Renewal?</b>	New
<b>Limits on spending (e.g., Admin. Cap)?</b>	No
<b>Reporting requirements: Fiscal</b>	No
<b>Reporting requirements: Programmatic</b>	No
<b>Due date of first report:</b>	N/A
<b>Audit Requirements:</b>	None

## EXECUTIVE SUMMARY

The State of Connecticut is making available over \$800 million to support transformative investments in communities such as New Haven through the Community Investment Fund (“CIF”). As part of CIF Round 2, the City of New Haven (the “City”) is proposing an Infrastructure Improvement Project (the “Project”) in the Long Wharf and Downtown districts. The CIF funding will be used to (a) redevelop the Long Wharf district by demolishing a former state community college; developing a coastal open space; redesigning Long Wharf Drive for flood resiliency; and creating a community marina (\$25,000,000); (b) improve the Downtown district by installing streetscape improvements and public art; creating a café kiosk and public restroom on the Green and reconfiguring Temple Street; and constructing a family playground in the Downtown core (\$7,100,000).

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Thus, these commercial districts like Long Wharf and Downtown, serve both the basic needs of residents (particularly those with no access to a personal vehicle), employment opportunities, and the overall quality of place – a considerable right for all residents regardless of means and mobility. In doing so, the Project promotes new economic outcomes in the form of business formation and growth; the provision of waterfront access and amenities to underserved communities; the redevelopment of the Long Wharf Gateway district, including educational programs that have a direct benefit to career pathways for neighboring communities; the bolstering of sense of place and youth engagement through the creation of community-oriented open spaces; the increase of the local workforce and access to meaningful employment; and the promotion of growth and capacity through rebuilding said commercial centers.

**SUSPENSION REQUEST FORM**

For each regular meeting of the Board of Aldermen, there are two agendas. The Regular Agenda is prepared the week prior to the day of the meeting. The Suspension Agenda is prepared on the day of the meeting. The Suspension Agenda includes items submitted after the deadline for the Regular Agenda.

If your submission will appear on the Suspension Agenda, please fill out this form and attach it to your submission to the Board of Aldermen. All items below must be completed.

1. Action being requested of the Board of Aldermen:

**RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$32,100,000 TO SUPPORT THE IMPROVEMENT AND ECONOMIC DEVELOPMENT OF THE LONG WHARF DISTRICT (\$25,000,000) AND THE DOWNTOWN DISTRICT (\$7,100,000).**

2. Reason why item cannot be placed on the Regular Agenda of the next Board of Aldermen meeting (in approximately two weeks):

CIF application was submitted to the State of CT in January 2023 and we want to have BOA approval to accept funding before selected respondents are notified

Deadline is \_\_\_\_\_

\_\_\_\_ Other (explain):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Reason why item was not submitted in time for the Regular Agenda for this Board of Aldermen meeting:

Was only able to get it signed on Wed 2/15

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Date of this request:	<u>2/16/23</u>
Department:	<u>EDA</u>
Person making request:	<u>Carlos Eyzaguirre</u>
Phone #:	<u>5761</u>

This form is provided pursuant to Section 24-1(d) of the Rules of the Board of Alders and is required to accompany the item being submitted. If this form is not included with the submission, the item will be held until the next meeting for submission.

# **New Haven Board of Alders Community Development Committee Meeting**

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Community Investment Fund – Capital Improvement Grant  
February 2023

**CITY OF NEW HAVEN  
JUSTIN ELICKER, MAYOR  
BOARD OF ALDERS**

**TOGETHER  
NEW HAVEN**

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# Today's Discussion

- Stimulus Overview
- CIF Round 2
- Discussion on Next Steps

<https://www.togethernewhaven.com/>

## TOGETHER NEW HAVEN

Together New Haven supports and promotes local companies, offers technical assistance for businesses that must find new ways to engage customers at a distance, and to connects us as a region and as a community.



The American Rescue Plan is for you.

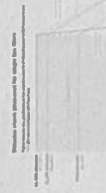
New Haven's Economic Development Administration is tracking the impact of the COVID-19 pandemic on our economy. Each month, we will update our Economic Indicators Report. Visit our Economic Indicators page for highlights and analysis, or to download the full report.



How you can benefit from the American Rescue Plan.

### Direct Payments

**How Much?**  
\$1,400 per individual, including couples  
\$1,400 per dependent, including adult  
dependents  
**Who's Eligible?**  
80% of Americans qualify  
Single filers earning up to \$75,000 with partial  
payments for filers earning up to \$50,000  
Head of household earning up to \$122,500  
Couple earning up to \$150,000



### Childcare Assistance

**For Providers:**  
\$25 million Child Care Provider Assistance Fund  
for eligible businesses  
\$15 million expanded child care assistance  
through the Child Care and Development Block  
Grant (CCDBG)  
**For Families:**  
Extended paid leave tax credit is a relief for  
families that have taken leave this year  
Childcare Tax Credit is 10% of \$4,000 (or 1  
credit \$8,000 for 2+ children)



### Small Business Support

**Grants and Loan Opportunities:**  
\$15 million in 2020 Small Business Loans  
\$15 million in 2020 Small Business Loans  
\$20.8 million for Resilience and Innovation Fund  
\$125 million additional in additional structured  
venture operations grants  
**Employee Support:**  
The FFCRA Extended Paid Leave tax credit has  
been reset to all and extended to cover the  
period from August 1, 2021 to September 30, 2021.



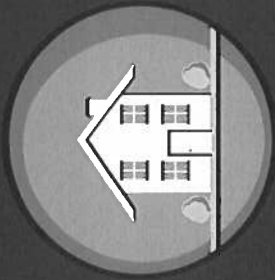


# Citywide Recovery Platform



Youth  
Engagement  
& Early  
Childhood

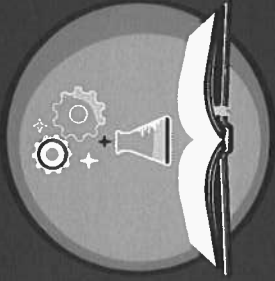
Downtown



I'm Home  
Initiative

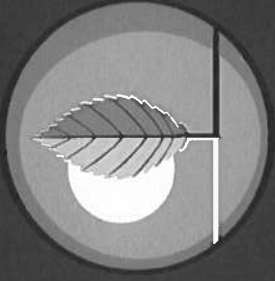


Wealth  
Creation  
& Economy



Vocational  
& Technical  
Initiative

Long Wharf



Climate  
Emergency

TOGETHER  
NEW HAVEN

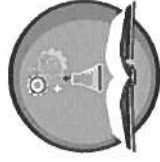
## CIF Round 2

TOGETHER  
NEW HAVEN



- **Downtown CIF**

*\$7.1 M - value of place and  
wellbeing for all residents.*



- **Long Wharf CIF**

*\$25.0 M – implementation  
of Long Wharf Plan, Ph 1*

# Downtown CIF Round 2 Application

1. Create public art and streetscape improvements in the Ninth Square (\$1.3 M).
2. Create a café kiosk and public restroom and the improvement of the Temple St streetscape and reconfigure the Temple St. Intersection to improve bike/pedestrian facilities (\$4.3 M).
3. Construct a family playground as a signature community asset (\$1.5 M).

Downtown New Haven Improvement Projects		
Item	Name	Cost
1	Architectural Lighting	\$ 1,300,000
2	New Haven Green & Temple Street	\$ 4,300,000
3	Family Park	\$ 1,500,000
Total CIF Request		\$ 7,100,000



**Downtown**

**TOGETHER  
NEW HAVEN**



2023

Community Investment Fund  
Grant Submission  
for Downtown New Haven

January 6, 2023



[newhavenct.gov](http://newhavenct.gov)

Contributors – Greater New Haven Chamber of Commerce,  
Market New Haven & Town Green Special Services District

## New Haven Green Improvements: Restrooms & Café Kiosk

To improve access to vital services on the Green and traffic safety on Temple St., the City of New Haven seeks \$4.3M for **Project 2** of its Downtown CIP Capital Improvement Grant Request. **Project 2** is split into two Sub-Projects (A: Restroom & Café Kiosk) (B: Temple St. Streetscape & Roadway Improvements). The specific project details are as followed:

The New Haven Green is a major transit hub, seeing 20,000 bus passengers daily. However, visitors and residents are often met with lack of access to vital services on the Green, like restrooms or a convenient place to purchase sundries close to bussing shelters.

The Community Investment Fund grant program creates a unique opportunity to ameliorate the impact on local businesses that often act as providers of public restrooms in their current absence downtown, maintain public dignity, alleviate public health concerns and provide access to vital services on the Green, a popular transit hub while improving public safety, overall wellbeing, and charm.

City of New Haven and the Greater New Haven Chamber of Commerce worked together to evaluate the feasibility of constructing a Café Kiosk and adjoining public restrooms on the Green closest to the transit hubs. The corners of Church & Chapel and Elm & Temple. The cost is estimated to be \$2,107,800.




The two photos above are only samples. final design to be consistent with architectural standards of Downtown





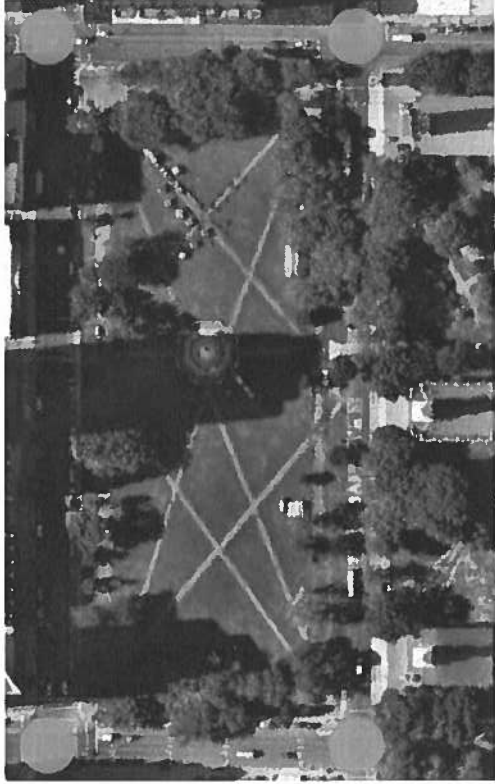
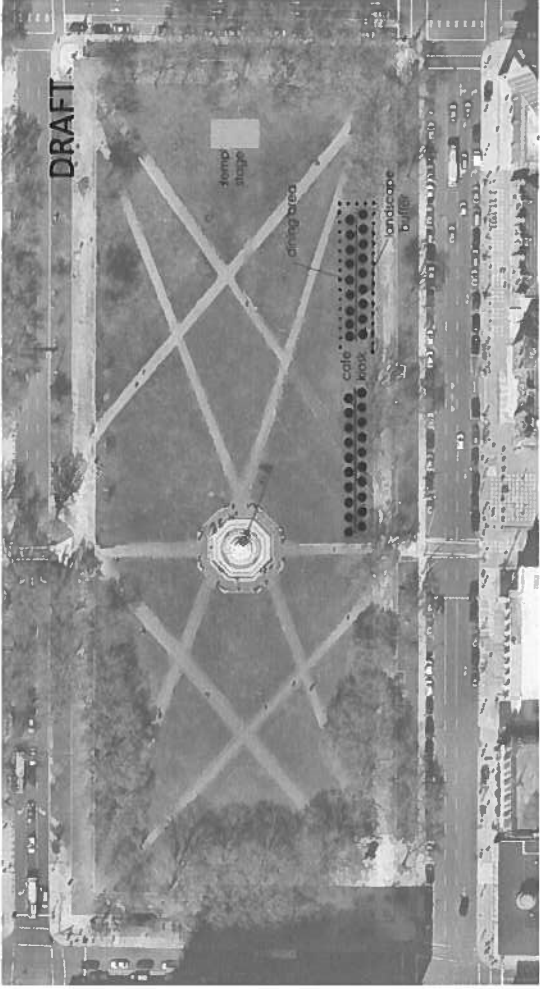
**Downtown**

**TOGETHER  
NEW HAVEN**



**Downtown**

**TOGETHER  
NEW HAVEN**



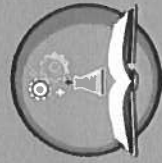


# Downtown

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NEW HAVEN



Example Lucky Climbe



## Long Wharf

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### ■ Long Wharf CIF Round 2 Application

1. Start the Gateway District project with demolition of the former Gateway Community College (\$6.9M).
2. Develop a welcoming and active public park and coastal open space (\$12.1M).
3. Redesign Long Wharf Drive for flood resilience and park improvements (\$4.0M).
4. Build the community marina at the Canal Dock Boathouse (\$2.0M).

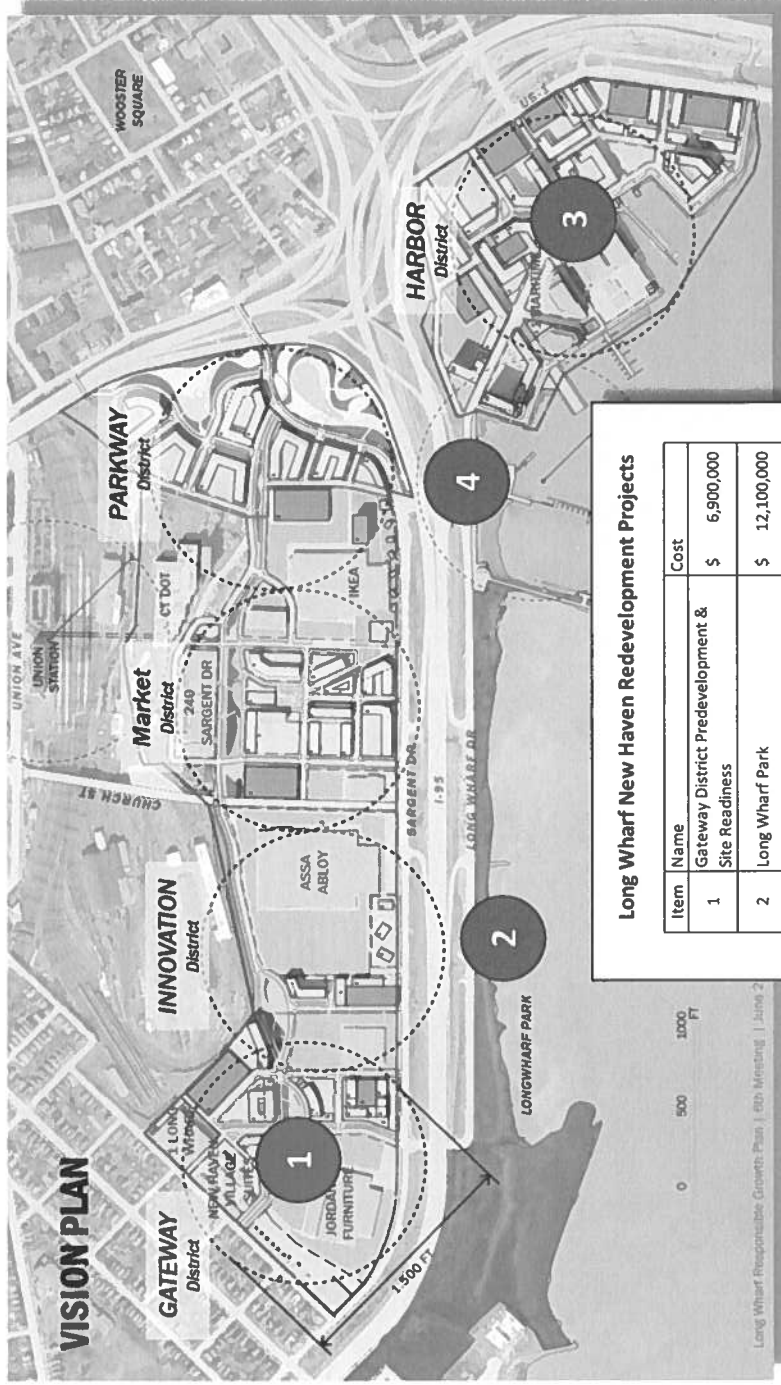






# Long Wharf

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NEW HAVEN

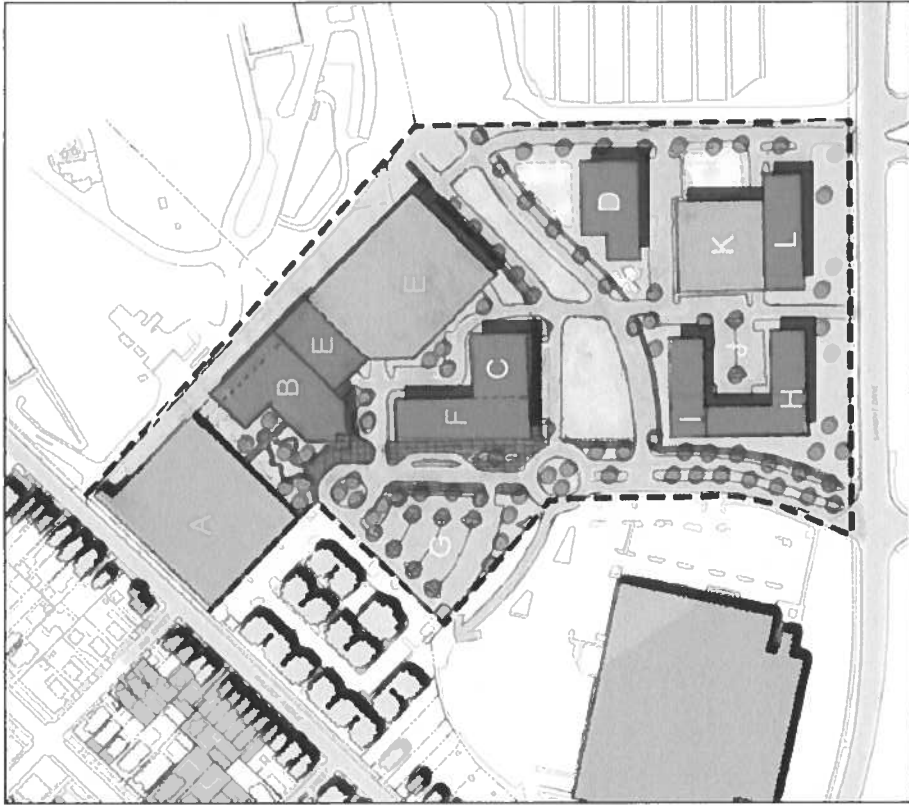


### Long Wharf New Haven Redevelopment Projects

Item	Name	Cost
1	Gateway District Predevelopment & Site Readiness	\$ 6,900,000
2	Long Wharf Park	\$ 12,100,000
3	Long Wharf Drive Realignment	\$ 4,000,000
4	Community Marina	\$ 2,000,000
	<b>Total CIF Request</b>	<b>\$ 25,000,000</b>

Long Wharf Responsible Growth Plan | 10th Meeting | June 2

# Part 1 - Gateway

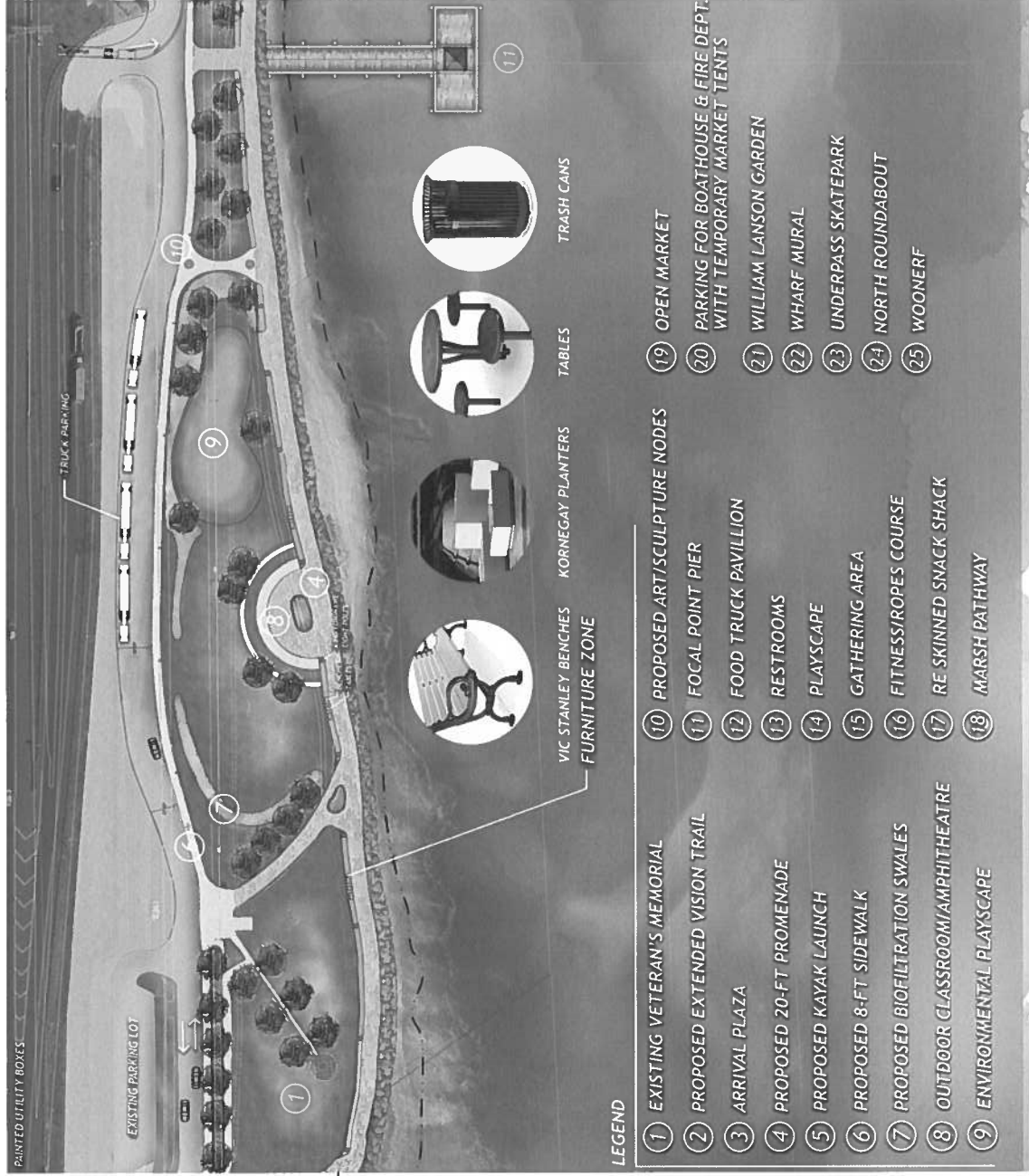


**Long Wharf Park Revitalization**

Investment: \$12.1 M

**Benefits:**

- Address social inequalities
- Provide modern open space with diverse amenities
  - Food Truck Paradise
  - Playground/Fitness Course
  - Universally Accessible Pathways
  - Sustainable Plantings
- Advance recommendations of POCD and Long Wharf Responsible Growth Plan





## **Community Marina**

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Investment: \$2 M

**Benefits:**

- Address social inequalities
- Provide dedicated waterfront access and amenities for local residents
- Partner with locally owned nonprofit operator focused on underserved communities – Canal Dock Boathouse
- Advance recommendations of POCD and Long Wharf Responsible Growth Plan



## Downtown & Long Wharf CIF Program Implementation Schedule

Construction to be implemented over the next three years:

- FY23
- FY24
- FY25

CIF City of New Haven Timeline Goals	2023				2024				2025			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
<i>Construction designed to be implemented (FY23, FY24 &amp; FY25)</i>												
<b>CIF Major Projects</b>												
a <i>Architectural Lighting (Intersection Connection &amp; Orange St)</i>			X									
b <i>New Haven Green &amp; Temple St</i>						X		X	X	X	X	X
c <i>Family Playground</i>							X					X

CIF City of New Haven Timeline Goals	2023				2024				2025			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
<i>Construction designed to be implemented (FY23, FY24 &amp; FY25)</i>												
<b>CIF Major Projects</b>												
a <i>Gateway District (Demo., Pre-Dev., Planning &amp; Design)</i>							X					
b <i>Long Wharf Park</i>			X	X								
c <i>Reconfiguration of Long Wharf Drive</i>								X	X			
d <i>Community Marina (Seasonal construction)</i>		X	X			X	X			X	X	

# Thank You & Discussion

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

BOARD OF ALDERS

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**NEW HAVEN**

**Community Investment Fund 2030: Sources and Uses Budget**

Project Activity (Use of funds)	CIF Request	DECD	Other State Funds	Federal Funds	Local Funds	Philanthropic Funds	Developer Funds	Other Private Funds	Total per Activity	Additional Description as needed
Land Purchase									\$ -	
Pre-development	\$ 200,000								\$ 200,000	(Café Kiosk/Temple St.)
Planning / Studies	\$1,000,000								\$1,000,000	
Remediation									\$ -	
Abatement									\$ -	
Demolition									\$ -	
Construction	\$5,600,000								\$5,600,000	(Arch. Lights, Café Kiosk/Temple St., & Family Park)
Administrative Soft Costs	\$ 300,000								\$ 300,000	(Arch. Lights, Café Kiosk/Temple St., & Family Park)
Development Fee									\$ -	
Legal									\$ -	
Other - specify									\$ -	
Other - specify									\$ -	
Other - specify									\$ -	
<b>Total per Source</b>	<b>\$7,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$7,100,000</b>	
<b>Status of Funds: Committed, Pending, To Be Requested, etc</b>									<b>\$ -</b>	



### Downtown New Haven Improvement Projects

Item	Name	Cost
1	Architectural Lighting	\$ 1,300,000
2	New Haven Green & Temple Street	\$ 4,300,000
3	Family Park	\$ 1,500,000
	<b>Total CIF Request</b>	<b>\$ 7,100,000</b>



XLED-PS-6, power supply unit with integrated DMX controller in IP65 aluminum housing (specification according to our "Technical Summary")	6 pc.				\$5,680.00	
Lead cable \$ 9.3mm, 5-wire, black, on reel	1440m/4725ft				\$1,425.00	
Plugs for lead cable, XLED-AC169-BST male / XLED-AC169-RBU female	36 pc.				\$530.00	
Data cable with RJ45 plugs, length 10 ft	4 pc.				\$65.00	
Accessories					\$120.00	
Media-Source: MADRIX AURA 32, stand-alone mode, Inkl. housing					\$1,545.00	
<b>INSTALLATION</b>						
SHIP TO SITE (BY SEA FREIGHT) SINGLE SHIPMENT	1				\$680.00	
Packaging, logistics, material handling					\$160.00	
INSTALL SUPERVISION						
Instruction/ training in software, material handling, installation method	1 full day			Included In FAB budget	\$15,200.00	
<b>CONSTRUCTION INSTALLATION</b>						
ELECTRICAL INSTALLATION						
Taxes/Duties					\$2,750.00	
				<b>SUBTOTAL</b>	<b>\$75,935.00</b>	
<b>CONTINGENCY</b>						
Covers material + labor costs increases due to COVID, as this budget was formed in 2019.				20%	\$75,935	
					\$91,122	
				<b>Grand Total</b>	<b>\$978,087.60</b>	

# Project 1: Architectural Lighting - Subproject B: Orange St. Sparkle

PROJECT NAME: ORANGE STREET CATENARY LIGHTING PROJECT No.: 192837									
DATE: 05/20/2020									
ISSUED FOR CONCEPT DESIGN									
RAILINGS/SCREEN ASSEMBLIES FAB AND INSTALL									
TYPE	DESCRIPTION	MANUFACTURER	LOCATION	EST. QTY	EST. TOTAL	NOTES			
A	CATENARY SYSTEM (WHITE LIGHT ONLY)	CALI MARKETLITE #M12000-CW-48-2.7K-GSF-WET-WH-BK-LENGTH	CHAPEL STREET, CENTER STREET, CROWN STREET INTERSECTIONS	3	\$19,500.00	LUMINAIRES INCLUDE SMALL HOOD TO INHIBIT GLARE OR VIEW OF LIGHT FROM ABOVE. ESTIMATED PRICING BASED ON 30'X30' CANOPY SIZE. EXACT DIMENSIONS TO BE DETERMINED DURING DESIGN DOCUMENTATION. PRICING BASED ON LIGHTING MATERIALS ONLY, DOES NOT INCLUDE LABOR COSTS OR COST OF MATERIALS SPECIFIC TO INSTALLATION (I.E. STRUCTURE REQUIRED FOR BUILDING-MOUNTING OR POLES).			
B	CATENARY SYSTEM (PROGRAMMABLE RGBW)	CVLT MAXILITE LARGE GLOBE #SLG-RGBWW/3000K-CL-CB-ELR-UJ, MAXILINK, 301181	CHAPEL STREET, CENTER STREET, CROWN STREET INTERSECTIONS	3	\$49,500.00	LUMINAIRES INCLUDE SMALL HOOD TO INHIBIT GLARE OR VIEW OF LIGHT FROM ABOVE. ESTIMATED PRICING BASED ON 30'X30' CANOPY SIZE. EXACT DIMENSIONS TO BE DETERMINED DURING DESIGN DOCUMENTATION. PRICING BASED ON LIGHTING MATERIALS ONLY, DOES NOT INCLUDE LABOR COSTS OR COST OF MATERIALS SPECIFIC TO INSTALLATION (I.E. STRUCTURE REQUIRED FOR BUILDING-MOUNTING OR POLES).			
C	LED RETROFIT HEADS FOR CITY STANDARD PEDESTRIAN POST-TOP LUMINAIRES	SPRING CITY ELECTRIC #ALMFKS-M2-LE100/EVX/X2-30-CMS-Y519-FAH-PSSCLBIAC	ALONG ORANGE STREET	10	\$14,000.00	EXACT QUANTITY TO BE DETERMINED DURING DESIGN DOCUMENTATION. ALL CITY POSTS ON STREET TO BE RETROFIT WITH 3000K LED HEADS. ANY BISHOP'S CROOKS OR TALLER LIGHT POSTS THAT ARE NOT BEING USED AS MOUNTING LOCATIONS FOR THE CATENARY LIGHTING TO BE REPLACED WITH PEDESTRIAN-POST HEIGHT LED CITY STANDARD LUMINAIRES. COST SHOWN IS FOR LED HEAD ONLY, DOES NOT INCLUDE ANY NEW POSTS REQUIRED.			
D	ELECTRICAL UPGRADES				\$60,000.00	THREE POWER POSTS WILL BE INSTALLED, CROWN, CENTER, & CHAPEL TO POWER TO POWER THE LIGHTS. MUST CREATE A NEW POWER SOURCE			
E	CONSTRUCTION/SITE PREP/INSTALLATION				\$190,000.00				
				<b>SUBTOTAL</b>	<b>\$243,000.00</b>				
	<b>CONTINGENCY</b>								
	Covers material + labor costs increases due to COVID, as this budget was formed in 2020.		20%	\$48,600.00					
	<b>GRAND TOTAL</b>				<b>\$291,600.00</b>				

## Project 2: New Haven Green & Temple St - Subproject A: Cafe Kiosk & Restroom

Project: Green Kiosk Bathrooms Seating  
 Subject: Preliminary Cost Estimate  
 Prepared by: GZ  
 Date: 1/3/2022

Item	QTY	Unit Cost	Total Cost
<b>Recreational Equipment</b>			
Seating Area	4200	\$	120.00 \$
Kiosk w/bathrooms + Cafe	1250	\$	550.00 \$
Utility Connections	1	\$	120,000.00 \$
Site Furniture/Amenities	1	\$	160,000.00 \$
<b>Site Work</b>			
Tree Protection	15	\$	4,000.00 \$
Mobilization	1	\$	20,000.00 \$
Lighting	1	\$	70,000.00 \$
Sidewalk Repairs	1000	\$	120.00 \$
Misc Planting and Trees	1	\$	15,000.00 \$
<b>Building/Site Furniture</b>			
Building/Site Furniture		\$	1,471,500.00 \$
Site Work Sub-total		\$	285,000.00 \$
Project Subtotal		\$	1,756,500.00 \$
Contingency (10%)		\$	175,650.00 \$
Incidentals (10%)		\$	175,650.00 \$
Total Project Cost		\$	2,107,800.00 \$

**Project 2: New Haven Green & Temple St - Subproject B:  
Temple St. Roadway & Streetscape Improvements**

<b>Temple St Streetscape</b>	<b>Unit Price</b>	<b>Unit</b>	<b>QTY</b>	<b>Total</b>
remove pavement	\$25.00	SY	2933.333	\$73,333.33
Sub Base Prep	\$15.00	SY	2933.333	\$44,000.00
Paver install	\$25.00	SF	26400	\$660,000.00
Reset Catch Basin	\$1,800.00	EA	9	\$16,200.00
Reset Manhole	\$1,500.00	EA	8	\$12,000.00
Utility Adjustments	\$18,000.00	LS	1	\$18,000.00
Remove Bus Shelters	\$5,000.00	EA	4	\$20,000.00
Replace Concrete ADA Ramps	\$120.00	SY	15	\$1,800.00
Concrete ADA Ramps at intersections	\$120.00	SY	18	\$2,160.00
Replace granite curbing at corners	\$60.00	LF	40	\$2,400.00
New Granite Curb at Chapel/Elm	\$60.00	LF	75	\$4,500.00
Sidewalk	\$100.00	SY	60	\$6,000.00
Event Utility Connections	\$5,000.00	EA	8	\$40,000.00
MPT	\$12,000.00	LS	1	\$12,000.00
Mobilization	\$6,000.00	LS	1	\$6,000.00
Traffic	\$8,000.00	LS	1	\$8,000.00
Survey Layout	\$4,000.00	LS	1	\$4,000.00
Contingency (20%)			1	\$186,078.67
<b>Total</b>				<b>\$1,116,472.00</b>
<b>Intersection Connection</b>				
Saw Cut Existing Pavement	\$4.80	LF	1730	\$8,304.00
Sed Control Silt Sack	\$278.00	EA	24	\$6,672.00
Excavate Existing Pavement & Base	\$197.00	CY	58.8	\$11,583.60
Install Granite Curb (Leading & Trailing Ends Of Bump Out)	\$92.00	LF	403	\$37,076.00
Reset Existing Catch Basin New Concrete Apron & Granite Curb Throat	\$1,883.00	EA	24	\$45,192.00
Raise Existing MH's	\$1,201.00	EA	36	\$43,236.00

Reset Gate Valves				12	\$5,196.00
Concrete Sidewalks With Haunched Face & Sidewalk Ramps				8400	\$159,600.00
Detectable Warning Tile				48	\$8,784.00
V-Loc				54	\$8,478.00
Loam & Seed				2520	\$9,072.00
Mill Key Cuts				4326	\$51,912.00
Bituminous Surface (Average 6"-8")				1428	\$242,760.00
Traffic Control Flaggers/Police				54	\$108,000.00
Mobilization, Supervision & Survey				6	\$48,000.00
Maintenance And Protection Of Traffic				6	\$12,000.00
Pavement Markings				6	\$48,000.00
Sign Installation				48	\$9,600.00
Contingency (20%)					\$161,173.12
<b>Total</b>					<b>\$1,024,638.72</b>
					<b>\$2,141,110.72</b>

**Grand Total**

## Project 3: Family Playground

Project: Millennium Plaza Renovations  
 Subject: Preliminary Cost Estimate  
 Prepared by: SEW KJ GZ  
 Date: 1/3/2022

Item	QTY	Unit Cost	Total Cost
<b>Recreational Equipment</b>			
Custom Sail Shade System	1	\$ 21,678.00	\$ 21,678.00
Custom Play Equipment	1	\$ 57,044.00	\$ 57,044.00
Installation of Play Equipment	1	\$ 16,188.50	\$ 16,188.50
Ping Pong Tables	3	\$ 5,520.00	\$ 16,560.00
Picnic Tables	4	\$ 3,000.00	\$ 12,000.00
Pour in Place Play Surfacing Per SF	1176	\$ 18.74	\$ 22,038.24
Lucky Climber	1	\$ 750,000.00	\$ 750,000.00
<b>Site Work</b>			
Concrete Demolition	8462	\$ 7.50	\$ 63,465.00
Mobilization	1	\$ 20,000.00	\$ 20,000.00
Structural Concrete Repairs	1	\$ 30,000.00	\$ 30,000.00
Water Proofing	1	\$ 34,000.00	\$ 34,000.00
Concrete	7305	\$ 20.00	\$ 146,100.00
Concrete Stairs - LF of Nose	662	\$ 51.50	\$ 34,093.00
Concrete Planter	14	\$ 785.00	\$ 10,990.00
Misc Planting and Trees	1	\$ 15,000.00	\$ 15,000.00
<b>Recreational Equipment Sub-total</b>			
		\$	895,508.74
<b>Site Work Sub-total</b>			
		\$	353,648.00
<b>Project Subtotal</b>			
		\$	1,249,156.74
<b>Contingency (10%)</b>			
		\$	124,915.67
<b>Incidentals (10%)</b>			
		\$	124,915.67
<b>Total Project Cost</b>			
		\$	1,498,988.09





### Long Wharf New Haven Redevelopment Projects

Item	Name	Cost
1	Gateway District Predevelopment & Site Readiness	\$ 6,900,000
2	Long Wharf Park	\$ 12,100,000
3	Long Wharf Drive Realignment	\$ 4,000,000
4	Community Marina	\$ 2,000,000
	Total CIF Request	\$ 25,000,000

<b>Project 1: Gateway District Predevelopment &amp; Site Readiness</b>	
Pre-development and site preparation activities associated with the revitalization of the Gateway District and retention of the Regional Water Authority, including the demolition of the abandoned Gateway Community College building	
Demolition	\$2,200,000
Planning & Design	\$3,000,000
Predevelopment	\$1,700,000
<b>Project 1 Total:</b>	<b>\$6,900,000</b>

<b>Demolition Budget Details</b>	Three independent oral quotes obtained from licensed and qualified demolition contractors. The range in pricing reflects unknowns in the extent of environmental remediation required for demolition. Quotes based on similar experiences on similar sized jobs with similar characteristics.			
	Approximate size of building (SF):	150,000		
	Quote #1	\$10-12/SF	\$ 1,800,000.00	Assumes "clean" site
	Quote #2	\$15/SF	\$ 2,250,000.00	Includes some remediation consideration
	Quote #3	\$16/SF	\$2,400,000.00	Includes remediation consideration
		<b>Average</b>	<b>\$ 2,150,000.00</b>	



Long Wharf, New Haven  
 Preliminary Estimate of Probable Construction Cost  
**DRAFT**

Prepared by: Tavella Design Group, LLC  
 Prepared for: The City of New Haven  
 Date: December 19, 2022  
 Project No.22-00036

\*Yellow Highlighted Costs are Estimated and Not Final Costs  
 \*\*All raw costs are estimated

Site Preparation	Quantity	Unit	Material Raw Cost	Raw Cost Extension	Material Cost and Labor	Installed
Removals Pavements	9,750	Sgyd	\$12.00	\$117,000.00	\$21.00	\$ 204,750.00
Clear & Grub	4	AC	\$1,000.00	\$4,200.00	\$1,750.00	\$ 7,350.00
Construction Fence	7,000	LF	\$13.00	\$91,000.00	\$22.75	\$ 159,250.00
Tree Protection	9	EA	\$ 200.00	\$1,800.00	\$350.00	\$ 3,150.00
Erosion Controls	3,500	LF	\$8.50	\$29,750.00	\$14.88	\$ 52,082.50
Strip, Store spread existing Topsoil	3,420	Cyd	\$ 8.00	\$27,360.00	\$14.00	\$ 47,880.00
Clean Existing Drains and Pipes	1	LS	\$ 15,000.00	\$15,000.00	\$26,250.00	\$ 26,250.00
Other removals		LS		\$0.00	\$0.00	\$ -
				<b>Total</b>		<b>\$500,692.50</b>
<b>Utilities</b>						
Adjust CB heights	10	EA	\$ 1,500.00	\$15,000.00	\$2,625.00	\$ 26,250.00
					\$0.00	\$ -
					\$0.00	\$ -
				<b>Total</b>		<b>\$26,250.00</b>
<b>Promenade</b>						
Chip Seal	78,400	Sq. Ft.	\$3.50	\$274,400.00	\$6.13	\$ 480,200.00
Furniture Zone	0	Sq. Ft.	\$ 7.00	\$0.00	\$12.25	\$ -
Concrete Curb	3,480	LF	\$ 10.00	\$34,900.00	\$17.50	\$ 61,075.00
		CF		\$0.00		\$ -
				\$0.00		\$ -
				<b>Total</b>		<b>\$541,275.00</b>
<b>Site Furnishings</b>						
Benches	24	EA	\$2,200.00	\$52,800.00	\$3,850.00	\$ 92,400.00
Bench and Tables	9	EA	\$ 1,037.00	\$9,333.00	\$1,814.75	\$ 16,332.75
Fitness equipment 16 station	1	EA	\$ 20,000.00	\$20,000.00	\$35,000.00	\$ 55,000.00
Trash Receptacles	14	EA	\$ 1,400.00	\$19,600.00	\$2,450.00	\$ 34,300.00
Gates	2	EA	\$ 300.00	\$600.00	\$525.00	\$ 1,050.00
Bollards	8	EA	\$ 500.00	\$4,000.00	\$875.00	\$ 7,000.00
Bike racks	10	EA	\$ 500.00	\$5,000.00	\$875.00	\$ 8,750.00
Bike Repair Station	2	EA	\$ 1,500.00	\$3,000.00	\$2,625.00	\$ 5,250.00
Water bottle fill station	3	EA	\$ 3,400.00	\$10,200.00	\$5,950.00	\$ 17,850.00
				<b>Total</b>		<b>\$237,932.75</b>
<b>Play Areas</b>						
Environmental Play	0	EA	\$ 250,000.00	\$0.00	\$312,500.00	\$ -
Playscape	1	EA	\$ 400,000.00	\$400,000.00	\$500,000.00	\$ 500,000.00
Fitness course	0	EA	\$ 300,000.00	\$0.00	\$375,000.00	\$ -
Note : Prices include safety surfacing				\$0.00	\$0.00	\$ -
						\$ -
				<b>Total</b>		<b>\$500,000.00</b>
<b>Buildings / Pavilions</b>						
Food Truck Pavilion	1	EA	\$ 400,000.00	\$400,000.00	\$200,000.00	\$ 600,000.00
Market Pavilions	2	EA	\$ 120,000.00	\$240,000.00	\$210,000.00	\$ 420,000.00
Clock Tower	1	EA	\$ 300,000.00	\$300,000.00	\$525,000.00	\$ 525,000.00
Dock	1	EA	\$ 850,000.00	\$850,000.00	\$1,487,500.00	\$ 1,487,500.00
Rest Rooms	1	EA	\$ 300,000.00	\$300,000.00	\$525,000.00	\$ 525,000.00
Re- skin the Snack Shake	1	EA	\$ 72,000.00	\$72,000.00	\$126,000.00	\$ 126,000.00
Kayak Launch	1	EA	\$ 17,000.00	\$17,000.00	\$29,750.00	\$ 29,750.00
				\$0.00	\$0.00	\$ -
				\$0.00	\$0.00	\$ -
				\$0.00	\$0.00	\$ -
				\$0.00	\$0.00	\$ -
				<b>Total</b>		<b>\$3,713,250.00</b>
<b>Paving</b>						
Concrete Paving	68,395	sqft	\$ 8.00	\$547,160.00	\$14.00	\$ 957,530.00
Stone dust Path Vision trail	18,300	Sqft	\$ 1.25	\$22,875.00	\$2.19	\$ 35,656.25
Stonedust path bayview park	5,110	Sqft	\$ 1.00	\$5,110.00	\$1.75	\$ 8,942.50
Granite curb roads and parking lots	3,750	LF	\$ 29.00	\$108,750.00	\$50.75	\$ 190,312.50
Ashphalt road and parking lots	58,100	Sqft	\$ 3.00	\$174,300.00	\$5.25	\$ 305,025.00
Roundabout	1	EA	\$ 250,000.00	\$250,000.00	\$437,500.00	\$ 437,500.00
Woonerf	21,600	Sqft	\$ 10.00	\$216,000.00	\$17.50	\$ 378,000.00
				<b>Total</b>		<b>\$2,312,966.25</b>
<b>Piping and Electrical</b>						
1 1/2" (38mm) PVC Piping to lights	5,700	LF	\$ 1.50	\$8,550.00	\$2.83	\$ 14,982.50
New Lights	64	EA	\$ 1,450.00	\$92,800.00	\$2,537.50	\$ 162,400.00
electrical power for food trucks	5	EA	\$ 1,500.00	\$7,500.00	\$2,625.00	\$ 13,125.00
				\$0.00	\$0.00	\$ -
				<b>Total</b>		<b>\$190,487.50</b>

<b>Landscape</b>						
Shade Trees	82	EA	\$ 700.00	\$57,400.00	\$1,225.00	\$100,450.00
Flowering Trees	12	EA	\$ 400.00	\$4,800.00	\$700.00	\$8,400.00
Shrubs	100	EA	\$ 45.00	\$4,500.00	\$78.75	\$7,875.00
Perennials	0	EA	\$ 15.00	\$0.00	\$26.25	\$0.00
			<b>Total</b>	<b>\$66,700.00</b>		<b>\$116,725.00</b>
<b>Other</b>						
Art Nodes with footing for public art	10	EA	\$ 3,000.00	\$30,000.00	\$5,250.00	\$52,500.00
				\$0.00	\$-	\$0.00
				\$0.00	\$-	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$30,000.00		\$52,500.00
<b>Other</b>						
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
			<b>Total</b>	<b>\$0.00</b>		<b>\$0.00</b>
<b>TOTAL</b>						
						<b>\$8,192,079.00</b>
<b>Mobilization/Bonding (10%)</b>				\$819,207.90		\$819,207.90
<b>Design fees (8%)</b>				\$855,388.32		\$855,388.32
<b>Contingency (30%)</b>				\$2,457,623.70		\$2,457,623.70
			<b>SUBTOTAL</b>	<b>\$3,932,197.92</b>		<b>\$12,124,276.92</b>

### LW Drive Realignment Budget

Item	Name	Cost
1	Land Acquisition to accommodate roadway realignment	\$ 1,000,000
2	Roadway design and construction	\$ 3,000,000
	<b>Total Project Request</b>	<b>\$ 4,000,000</b>

**City of New Haven**  
**Boating Infrastructure Grant (BIG) Program – Tier II**  
**Application Project Budget Narrative**

**Project Costs**

The docks were publically bid as part of the Boathouse Phase 2 project as an alternate. The following project costs are reflective of those bids.

**Construction Costs**

<b>ITEM</b>	<b>UNIT</b>	<b>AMOUNT</b>
Concrete Docks	11,970 lf	\$1,250,000
Gangway	725 sf	\$ 60,000
Piles	3,000 lf	\$ 600,000
Fire Extinguisher	2 each	\$ 3,000
Trash Receptacles	1 each	\$ 1,200
Plumbing	lump sum	\$ 15,000
Electrical	lump sum	\$ 66,000
	Subtotal	\$1,995,200
Construction Admin & Testing		\$ 95,000
<b>PROJECT TOTAL</b>		<b>\$2,090,200</b>

**Yale Office of the Vice President for  
Facilities and Campus Development**

PO Box 208297  
New Haven CT 06520-8297  
T 203 432-6754  
F 203 432-8877

*courier*  
2 Whitney Avenue  
New Haven CT 06510

February 13, 2023

The Honorable Tyisha Walker-Myers  
President, Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

Re: Yale University – Chemical Safety Building

Dear President Walker-Myers and Honorable Members of the Board of Alders:

On behalf of Yale University, and pursuant to the Order of the Board of Alders adopted on September 6, 2016 (File No. LM-2016-0241) (the “Order”) approving Yale University’s Central/Science Campus Overall Parking Plan (“OPP”), we are communicating to you in order to request a determination and adoption of a resolution by unanimous consent certifying that the enclosed Application for Development Permit/Site Plan review (the “Application”) does not require an amendment to the OPP. The Order requires review by the Board of Alders of certain zoning applications of Yale University which propose new entitlements for the purpose of determining whether the application requires an amendment to the OPP. The Order specifically allows the Board of Alders to make such a determination by unanimous consent. This letter and the documents submitted herewith provide information enabling the Board of Alders to make a determination that an OPP amendment is not required. Enclosed are copies of the Application and plans submitted to the City Plan Commission on February 13, 2023.

The Application involves the construction of a new chemistry safety building and associated improvements on Yale University’s Science Hill block, which is bounded by Prospect, Edwards and Sachem Streets and Whitney Avenue. The chemical safety building is an integral part of the University’s science and safety programs and is used for storage of chemicals utilized in the University’s science programs and for the management of wastes generated in those programs. The new building will be located on the northwest portion of the block adjacent to the north side of the existing Chemistry Research Building. Vehicular access to the building will be from Prospect Street. The new building will replace the existing chemical safety building located on the block.

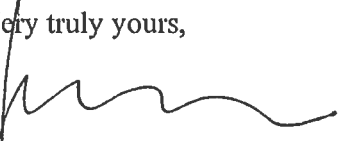
No parking is required for the project under Section 12(b)(1)(g) of the Zoning Ordinance since the project will not expand the University’s existing student body, no faculty or employees will be added, and no new places of assembly will be created.



A total of five on-site parking spaces will be eliminated by the project. These spaces can be accommodated within the surplus spaces available in the Central/Science Campus Overall Parking Plan. The parking that remains in the project area will be reconfigured.

For all the reasons outlined in this submission, Yale University respectfully requests a determination and resolution by the Board of Alders by Unanimous Consent certifying that the Application does not require an amendment of the OPP. A draft resolution is enclosed.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Michael Bellamy". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

J. Michael Bellamy  
Vice President, Facilities and Campus Development

Enclosures

RESOLUTION OF THE BOARD OF ALDERS CERTIFYING THAT NO  
AMENDMENT TO THE YALE UNIVERSITY CENTRAL/SCIENCE CAMPUS  
OVERALL PARKING PLAN IS REQUIRED FOR THE APPLICATION FOR  
DEVELOPMENT PERMIT/SITE PLAN REVIEW PERTAINING TO THE  
CONSTRUCTION OF A NEW CHEMICAL SAFETY BUILDING ON THE YALE  
UNIVERSITY SCIENCE HILL BLOCK

WHEREAS, by communication dated February 13, 2023 from J. Michael Bellamy, Vice President, Facilities and Campus Development, Yale University has requested that the Board of Alders approve a resolution by unanimous consent certifying that an amendment to Yale University's Central/Science Campus Overall Parking Plan is not required for the Application for Development Permit/Site Plan review submitted to the City Plan Commission on February 13, 2023 pertaining to the Yale University Science Hill block; and

WHEREAS, the Application for Development Permit/Site Plan review involves the construction of a new building and associated improvements on the Science Hill campus of Yale University, all as set forth more particularly in the communication submitted by Yale University.

NOW, THEREFORE, BE IT RESOLVED that the request of Yale University is hereby approved and the Board of Alders hereby determines and certifies that an amendment to Yale University's Central/Science Campus Overall Parking Plan is not required for the Application for Development Permit/Site Plan review submitted to the City Plan Commission on February 13, 2023.

# CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5<sup>TH</sup> FLOOR, NEW HAVEN, CT 06510-2010  
PHONE 203.946.6379 FAX 203.946.7815

## Application for Development Permit

# DATA

CHECK BOX  WHERE APPROPRIATE. PRINT OR TYPE INFORMATION IN SPACE PROVIDED.

### 1. Project Address(es)

165, 223, 243, 285, 301 Prospect Street  
320, 340, 360 Edwards Street  
180, 256, 260 Whitney Avenue  
21 Sachem Street

A/K/A:

Tax Map-Block-Parcel(s)

245-0363-00100, 00200, 00201, 00300,  
00400, 00500, 00501, 00600, 00800,  
00900, 01100, 01200, 01201, 01300

Nearest Cross Street:

Note: The zoning lot consists of the block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street.

<input type="checkbox"/> Check Here if Fee Exempt. <b>THIS BOX IS FOR CITY USE ONLY</b>			
	File #	Fee Paid	Date [yy-mm-dd]
<input type="checkbox"/> As-of Right	# _____	\$ _____	___/___/___
<input type="checkbox"/> Zoning Relief	# _____	\$ _____	___/___/___
<input type="checkbox"/> Development Permit	# _____	\$ _____	___/___/___
.....This includes <input type="checkbox"/> Site Plan Review. .... <input type="checkbox"/> CSPR ... <input type="checkbox"/> SESC... <input type="checkbox"/> IW			
<input type="checkbox"/> Flood Development Permit	# _____	\$ _____	___/___/___
<input type="checkbox"/> Performance Bond	# _____	\$ _____	___/___/___
<input type="checkbox"/> Building Permit	# _____	\$ _____	___/___/___

### 2. Property Owner Information & Consent

Name: Yale University

Daytime Phone: (203) 432-9878

Firm: By J. Michael Bellamy, Vice President, Facilities & Campus Development  Business  Home  Answering Service

Street Address: 2 Whitney Avenue

Fax: \_\_\_\_\_  Cell: \_\_\_\_\_

City: New Haven

State: CT

ZIP: 06520-8297

E-Mail: jmike.bellamy@yale.edu

As OWNER OF THE PROPERTY I hereby authorize this development permit application, and:

1. I consent to necessary and proper inspections of the above property by agents of the City at a reasonable time after an application is made, and
2. I certify that I am familiar with all of the information provided in this application, and
3. I am aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties, and
4. I certify that this project conforms to zoning or has applied for or been granted zoning relief.

Dated: February 13, 2023

Signature of PROPERTY OWNER

### 3. Applicant Information & Certification

Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Name

Daytime Phone: \_\_\_\_\_

Firm

Business  Home  Answering Service

Street Address

Fax: \_\_\_\_\_  Cell: \_\_\_\_\_

City

State

ZIP

E-Mail: \_\_\_\_\_

As APPLICANT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: \_\_\_\_\_, 20\_\_

Signature of APPLICANT

### 4. Authorized Agent Information

Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Name: Stephen Brown

Daytime Phone: (203) 432-6721

Firm: Yale University

Business  Home  Answering Service

Street Address: 2 Whitney Avenue

Fax: \_\_\_\_\_  Cell: \_\_\_\_\_

City: New Haven

State: CT

ZIP: 06520-8297

E-Mail: stephen.m.brown@yale.edu

Check  One: The AUTHORIZED AGENT for the attached Development Application is:

Lessee  Attorney  Architect  Engineer  Real Estate Agent  Contractor  Other-Specify Assoc. Director, Planning Administration

As AUTHORIZED AGENT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: February 13, 2023

Signature of AUTHORIZED AGENT

# CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5<sup>TH</sup> FLOOR, NEW HAVEN, CT 06510-2010  
PHONE 203.946.6379 FAX 203.946.7815

## Application for Development Permit

## WORKSHEET

1. Calculate **LOT AREA** as defined by the New Haven Zoning Ordinance excluding the following categories:
- Wetlands and Watercourses as defined in Sections 22a-38 15&16) C.G.S. and appearing on New Haven County USDA Soil Conservation Service Soil Survey.
  - State-designated Tidal Wetlands defined and mapped under Sections 22a-29(a)(2) and 22a-30 C.G.S.
  - Any parcel area below the Mean High Water Mark.

LOT AREA CALCULATION WORKSHEET			
ZONING LOT AREA = TAX PARCEL AREA MINUS STEP 1 TOTAL			
STEP 1: Add Items A. through C. below:		STEP 2: Subtract STEP 1 TOTAL from Tax Parcel	
Area:			
A. Tidal Wetlands-----	0	SF	<b>TAX PARCEL AREA:</b> <span style="float: right;">1,575,880</span> SF
B. Area below Mean High Water Mark -----	0	SF	
C. Inland Wetlands & Watercourses -----	0	SF	<b>MINUS STEP 1 TOTAL:</b> _____ SF
= STEP 1 TOTAL	0	SF -	<b>ZONING LOT AREA:</b> <span style="float: right;">1,575,880</span> SF

## 2. ZONING TABLE (Fill in below or include on submission drawing cover sheet.)

### RESIDENTIAL PROJECTS SEE PLANS

ZONING DISTRICT: <input checked="" type="checkbox"/> Not Applicable =	Standard [Permitted or Required]	Proposed [or Allowed by BZA]
1. ZONING LOT AREA <small>[Calculate Above]</small>	Sq. Ft.	Sq. Ft.
2. NUMBER OF DWELLING UNITS <input type="checkbox"/>	Units	Units
3. LOT AREA PER DWELLING UNIT <input type="checkbox"/>	Sq. Ft./DU	Sq. Ft./DU
4. IMPERVIOUS SURFACE <input type="checkbox"/>	Sq. Ft. %	Sq. Ft. %
5. FRONT YARD <input type="checkbox"/>	Feet	Feet
6. SIDE YARDS <input type="checkbox"/>	Feet and Feet	Feet and Feet
7. REAR YARD <input type="checkbox"/>	Feet	Feet
8. BUILDING HEIGHT	Feet	Feet
9. PARKING <input type="checkbox"/>	#Spaces	#Spaces

### COMMERCIAL OR INDUSTRIAL PROJECTS

ZONING DISTRICT: <input checked="" type="checkbox"/> Not Applicable =	Standard [Permitted or Required]	Proposed [or Allowed by BZA]
1. ZONING LOT AREA <small>[Calculate Above]</small>	Sq. Ft.	Sq. Ft.
2. TOTAL FLOOR AREA (ALL FLOORS): <input type="checkbox"/>	Sq. Ft.	Sq. Ft.
3. FLOOR AREA RATIO (FAR = B/A) <input type="checkbox"/>	FAR	FAR
4. IMPERVIOUS SURFACE <input type="checkbox"/>	Sq. Ft. %	Sq. Ft. %
5. PARKING <input type="checkbox"/>	Spaces	Spaces
6. LOADING <input type="checkbox"/>	Spaces	Spaces

## 3. MATERIAL (SOIL, ROCK OR FILL) TO BE MOVED, REMOVED OR ADDED

CALCULATE MATERIAL TO BE MOVED, REMOVED OR ADDED (Calculate below - Enter sizes in feet).

<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	MATERIAL TO BE MOVED:	Length	x	Width	x	Depth	= Cubic Feet	÷ 27 =	Cubic Yards
			_____	x	_____	x	_____	= _____	÷ 27 =	3,000
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	MATERIAL TO BE ADDED:	_____	x	_____	x	_____	= _____	÷ 27 =	0
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	MATERIAL TO BE REMOVED:	_____	x	_____	x	_____	= _____	÷ 27 =	25,000
TOTAL MATERIAL TO BE MOVED, REMOVED OR ADDED =										28,000

### REGRADEING OF SITE

- No  Yes Are more than 800 cubic yards soil, rock or fill to be **MOVED, REMOVED OR ADDED?**  
 No  Yes Is more than 30% of the lot area proposed to be **REGRADED** by more than 2 feet? (do following calculation).

REGRADED AREA IN SQUARE FEET \_\_\_\_\_ ÷ TOTAL LOT AREA \_\_\_\_\_ IN SQUARE FEET = \_\_\_\_\_ PERCENT  
 [Area to be re-graded by more than 2 feet divided by Total Lot Area equals Percentage of Lot to be re-graded]

# CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5<sup>TH</sup> FLOOR, NEW HAVEN, CT 06510-2010  
PHONE 203.946.6379 FAX 203.946.7815

Application for Development Permit: Site Plan Review

**SITE**

## A NARRATIVE IS REQUIRED

**NARRATIVE:** A description of the proposed project in sufficient detail to determine that it complies with the New Haven Zoning Ordinance and State of Connecticut Soil Erosion and Sediment Control Standards. (Attach NARRATIVE or include it on the submitted SITE PLAN).

**1. State the purpose and intended use of the project.**

See Attachment A

---

**2. Describe the structure(s) and construction activities.**

See Attachment A

---

**3. State the construction Start and End Dates/Provide a Construction Staging Plan/If phased provide Time Estimates for Each Phase.**

See Attachment A and Site Logistics Plan

---

**4. List any Federal or State Permits required and their status. Furnish copy of permits issued or applications filed.**

CHECK  HERE IF NONE

---

**5. Provide Board of Zoning Appeals Decision Letter(s) if zoning relief has been secured. Plan must be in compliance with the New Haven Zoning Ordinance to receive Site Plan approval.**

**SITE PLAN SUBMISSION REFER TO "SITE PLAN GUIDELINES" AT CITYOFNEWHAVEN.COM**

---

## **SURVEY**

1.  A-2 Survey of property boundary, right-of-way, street, building and/or setback lines, easement lines.
2.  A-2 Survey *not* required. Staff has determined this project is:  Exempt  Unregulated  Minor Application.
3.  Show Coastal Management District Boundary, Flood Zones, wetlands, watercourses, (soil types if pertinent).

**SITE PLAN DATA** Please use the checklist below and SESC REGULATIONS as a guide to provide required data.

4.  **SITE PLAN [1" = 20' or larger is preferred] with north arrow, scale, date prepared, and name of preparer.**
5.  General Location Map at a scale of 1 inch = 600 feet, with North Arrow.
6.  Buildings and improvements on abutting parcels within 50 feet of the property lines
7.  Names of abutting Property Owners.
8.  Driveways, aprons, sidewalks, curbs, walkways, parking layout, loading facilities, and utilities.
9.  Provide applicable standard City details.
10.  Existing and proposed topographical contours where slope is **LESS THAN 15%**, show at **2 FOOT** intervals.
11.  Existing and proposed topographical contours where slope is **15% OR MORE**, show at **5 FOOT** intervals.
12.  Proposed site alterations including cleared, excavated, filled or graded areas.
13.  Existing trees with diameters of 8 inches or greater, and changes proposed, including protection measures.
14.  Edge of wooded areas.
15.  Proposed landscaping keyed to a plant list. Include size and planting detail.
16.  Sanitary sewage disposal, water supply lines, other utilities on or serving the site.
17.  Proposed building plans and elevations.
18.  New property lines & improvements: signs, fences, walls, dumpsters, outdoor storage area, lighting.

**ENGINEERING DATA.** Please provide the following data using the checklist as a guide.

19.  Storm Drainage details including roof leaders.
20.  Existing and proposed grades and construction materials.
21.  Support Data and Drainage Calculations to show adequacy of pipe sizes, flow, slope, invert and top of grate connections  
[*Not* required because:  Exempt  Unregulated  Minor Application].

# CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5<sup>TH</sup> FLOOR, NEW HAVEN, CT 06510-2010  
PHONE 203.946.6379 FAX 203.946.7815

## Application for Development Permit: Soil Erosion and Sediment Control Review **SESC**

Please fill out **DATA, WORKSHEET, and SITE SECTIONS** in addition to the following items:

### SITE PLAN

On a Scaled Site Plan prepared by a Connecticut Registered Architect, Landscape Architect, Civil Engineer, or Licensed Soil Scientist, show the following:

- Construction details for proposed SESC measures and storm water management facilities in accord with standard city details.
- Location and design details for all proposed SESC measures and storm water management facilities over the period of construction.

### SOIL EROSION AND SEDIMENT CONTROL DATA

Print or type information in space provided, or Check  appropriate box below if information is not filled in on this form.

- Shown on SITE PLAN, or
- Described in SEPARATE ATTACHMENT.

#### 1. Describe proposed Soil Erosion & Sediment Control Measures.

The proposed soil erosion and sediment control measures will include stabilized construction entrances, inlet protection on both existing and proposed drainage structures, perimeter fencing, fiber roll perimeter controls and diversion berms and ditches. These measures will be phased and modified as construction progresses on-site. All site work will be constructed using best management practices in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control and the 2004 Connecticut Stormwater Quality Manual.

#### 2. Schedule of Grading and Construction activities. Include start and stop dates and duration of activity.

Anticipated construction duration is from the fall of 2023 to the spring of 2025.

#### 3. Describe the Sequence for Final Stabilization of the site.

Permanent soil stabilization measures will be applied to all graded areas within 7 days of establishing final grade. A temporary stabilization seeding mix will be applied to areas where final grading will be delayed more than 30 days. All erosion control measures will remain in place until the site is stabilized, and vegetation is established.

#### 4. Outline the Operations and Daily Maintenance Program.

Erosion and sediment control measures will be inspected at least weekly while construction activities are on-going and after every storm event which results in the deposition of precipitation greater than 0.5 inches in a 24-hour period. Stabilization of all regraded areas and soil stockpiles will be initiated and maintained during all phases of construction. The site will be swept daily, and excess accumulated sediment will be disposed of properly.

#### 5. Contingency Provisions. Describe your procedures if unforeseen erosion or sedimentation problems arise.

Should unforeseen problems arise, the contractor will maintain an emergency stockpile of soil erosion and sediment control measures, including silt fencing, geotextile fabric stakes, crushed stone, and equipment to place or install these measures for use during heavy rains or other events. The individual responsible for monitoring SESC control measures and the on-site monitor of SESC control measures installation and maintenance will be contracted to determine the course of action to address any issues.

#### 6. Individual Responsible for Monitoring SESC Control Measures

Name: Timothy Onderko, PE  
Firm: Langan Engineering & Environmental Services, Inc  
Street Address: 555 Long Wharf Drive  
City: New Haven State: CT ZIP 06511

Daytime Phone: 203-562-5771

- Business  Home  Answering Service
- Fax: \_\_\_\_\_  Cell: \_\_\_\_\_
- E-Mail: [tonderko@langan.com](mailto:tonderko@langan.com)

Nighttime/Emergency: 203-435-8665

#### 7. On Site Monitor of SESC Control Measure Installation and Maintenance

Name: Christian Meyer  
Firm: Turner Construction Company  
Street Address: 50 Waterview Drive  
City: Shelton State: CT ZIP 06484  
License # MCO.0900358

Daytime Phone: \_\_\_\_\_

- Business  Home  Answering Service
- Fax: \_\_\_\_\_  Cell: 203-627-4494
- E-Mail: [cmeyer@tcco.com](mailto:cmeyer@tcco.com)

Nighttime/Emergency: \_\_\_\_\_

## Attachment A

This project involves the construction of a new chemical safety building and associated site improvements on the northwest portion of Yale University's Science Hill block. Following completion of construction and the commencement of operation of the new building, the existing chemical safety building on Science Hill will be removed. The chemical safety building is an integral part of the University's science and safety programs. The building is used to store chemicals used in the University's science programs and for the management of wastes generated in those programs. The construction of the new building is an enabling project to the development of a new science building, additions to the existing Wright Laboratory, and associated improvements which will be located, in part, on the site of the existing chemical safety building. These proposed projects are currently in the design phase and will be the subject of future applications which will also address the removal of the existing chemical safety building. This application is only related to the construction of the new chemical safety building and associated improvements.

The zoning lot for purposes of this application is the Science Hill block which consists of approximately 36 acres bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street. The block is located in the RH-2 zoning district and contains numerous existing University buildings. The proposed project will meet all current RH-2 bulk and density standards and does not require any zoning relief.\*

The new chemical safety building will contain approximately 12,930 square feet of gross floor area as defined by the Zoning Ordinance, as well as additional basement space and space devoted to mechanical equipment. The building, which is one story above grade, will be located on the northwest portion of the block adjacent to the north side of the existing Chemistry Research Building. The new building will be set back over 100 feet from Prospect Street.

Vehicular access to the new building will be from Prospect Street via a proposed new curb cut. Construction of the curb cut will require the elimination of five on-street parking spaces on Prospect Street.

Landscaping will be consistent with adjacent properties to present a unified aesthetic along Prospect Street.

Lighting is internal to the project boundary and is designed to meet regulatory requirements while providing a safe exterior environment for the building occupants.

---

\* A portion of the block was designated as Planned Development Unit (PDU) 105 in 2003. The development standards for the RH-2 district, including permitted building coverage and floor area ratio, were modified by the City of New Haven subsequent to the designation of PDU 105.

The project complies with applicable City stormwater and reflective heat requirements and will bring portions of the block, which are outside of the project limits, into conformance with current stormwater management regulations. These areas include the full roof area of the existing Chemistry Research Building, as well as a parking lot and roof areas of buildings located on 301 Prospect Street (includes 380 Edwards Street University address) and 360 Edwards Street.

No parking is required for this project under Section 12(b)(1)(g) of the Zoning Ordinance since the project will not expand the University's existing student body, no faculty or employees will be added, and no new places of assembly will be created.

A total of five existing on-site parking spaces will be eliminated by the project. These spaces can be accommodated within the surplus spaces available in the Central/Science Campus Overall Parking Plan. The parking that remains in the project area will be reconfigured.

Subject to approvals, it is anticipated that construction will commence in the fall of 2023 and be completed in the spring of 2025.





**ENGINEERING DEPARTMENT**  
City of New Haven

200 Orange Street, Rm 503

New Haven, CT 06510

www.newhavenct.gov



Justin Elicker  
Mayor

Giovanni Zinn, P.E.  
City Engineer

**Storm Water Management Plan Cover Sheet**

This form is to be completed by Applicant when compliance with Section 60 of the City's Zoning Ordinance is required and/or when compliance with GNHWPCA's stormwater regulations are triggered. This form shall be submitted with the Applicant's Storm Water Management Plan and must be updated, as needed, to reflect any changes made to the Plan as part of the Site Plan Review process.

**Date:** 2/14/2023

**Site Address:** Northwest corner portion of Yale's Science Hill Block. Project area is south of existing buildings located on Edwards Street and North of existing Chemistry Research Building.

**Anticipated Construction Start Date:** Fall 2023

**End Date:** Spring 2025

**Parcel Area (acres):** 3.27 (142,469 sf)

**Existing Impervious Area (acres):** 1.41 (61,730 sf)

**Proposed Impervious Area (acres):** 2.0 (87,170 sf)

**Meets Section 60 (Y/N?)** Yes

**Meets GNHWPCA Regulations (Y/N?)** Not applicable

**If retention system proposed, please provide the area of impervious cover draining to that system (in acres):**

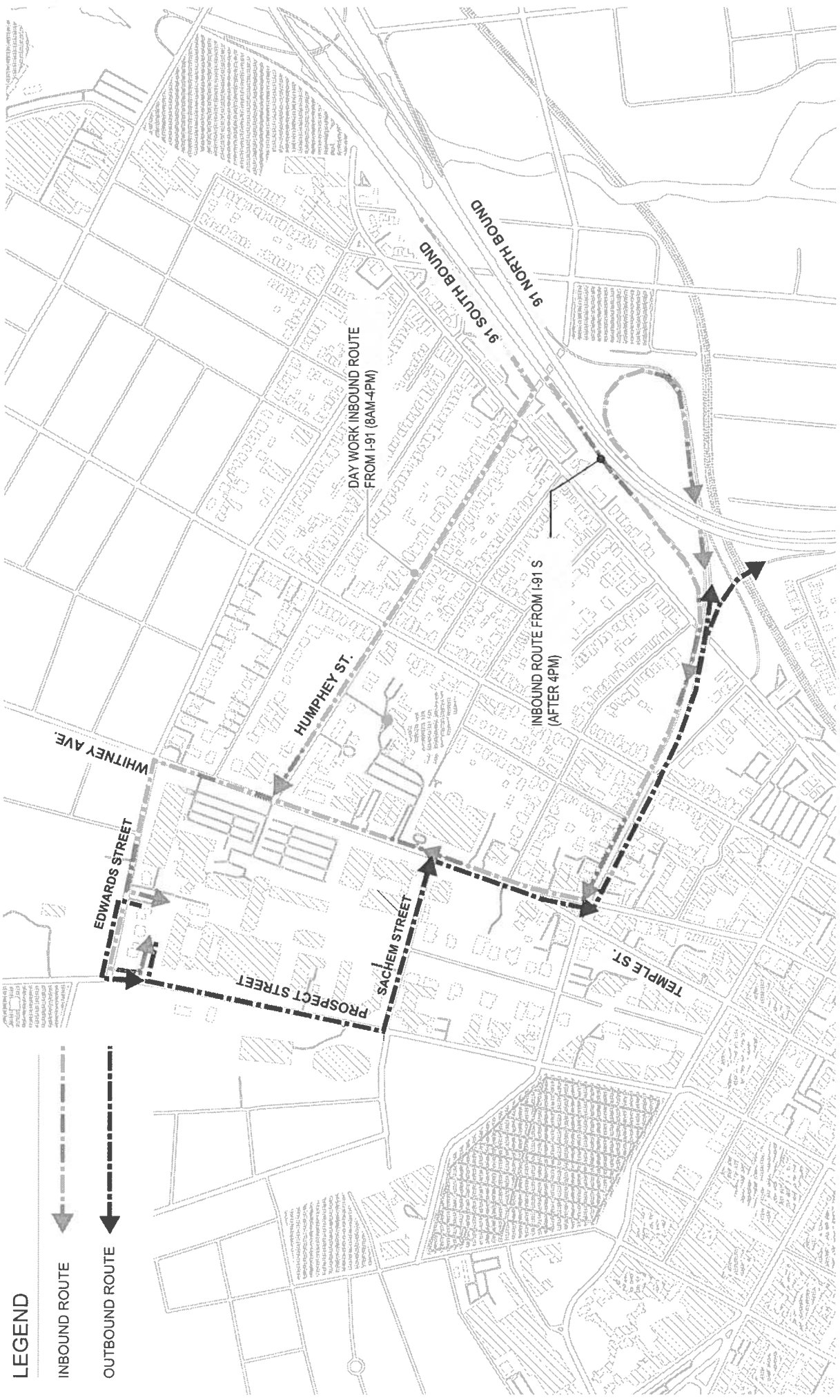
142,469 SF of total site area drains to proposed system inclusive of pervious and impervious area.

**Retention Volume Provided (CF):** 1" over total project area of 142,469 SF is 11,872 cubic feet, proposed system exceeds 11,872 cubic feet.

**Type(s) of BMP/GI installed:** Landscaped areas, sumped catch basins, hydrodynamic separator, and underground stormwater retention system.

**LEGEND**

- INBOUND ROUTE
- OUTBOUND ROUTE



Yale Chemical Safety Building -  
Construction Truck Hauling Routes



NEW HAVEN CITY PLAN DEPARTMENT  
165 CHURCH STREET, NEW HAVEN, CT 06510  
TEL (203) 946-6378 FAX (203) 946-7815

February 6, 2023

Board of Alders  
City Hall, 165 Church Street  
New Haven, CT 06510

Honorable Board of Alders:

In accordance with our customary procedure, the attached reports referenced below were considered by the City Plan Commission at its meetings of January 25, 2023 and February 1, 2023 and are forwarded to you for your consideration:

January 25, 2023 (CPC Meeting #1625)

**1624-09**      **ORDINANCE** amending the New Haven Code of Ordinances for the purposes of (i) Classifying the affordable units component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (ii) Providing an abatement of real estate taxes for the affordable units component of the Winchester Green Project and (iii) Authorizing the Mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester Green Project in accordance with Conn. Gen. Stat Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4.

**Submitted by:** Economic Development Administrator

Advice: Approval

**1624-10**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving a tax abatement agreement between the City of New Haven and The NHP Foundation for the construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street in a RM-1 and RM-2 zone.

**Submitted by:** The NHP Foundation

Advice: Approval

February 1, 2023 (CPC Meeting #1626)

**1626-01**      Zoning Ordinance Text Amendment and Zoning Ordinance Map Amendment approving expansion of Science Park Planned Development District #49 to include parcels of land known as 88 Munson Street (Map 257/Block 0356/Parcel 02600), 110 Munson Street (Map 257/Block 0356/Parcel 02700) and 116 Munson Street (Map 257/Block 0356/Parcel 02500) (Collectively "New Parcel M"), Amendment of the General Plans for portions of existing Parcel L And Parcel B, dimensional, parking, loading and other deviations from the requirements of PDD #49, the IH Zone and the BA Zone for new Parcel M and for existing Parcels B, C and L, and uses for new Parcel M and additional uses for existing Parcels B And C.

**Submitted by:** Economic Development Administration

Advice: Approval with recommendations

- The City Plan Commission recommends the Board of Alders carefully consider the issue of a biomedical research facility being situated as close to housing as it could be on Parcel M.

**1626-02** Petition to amend the New Haven Zoning Ordinance by adding Section 12.5, RS-3, Special Heritage Mixed Use Zoning District, to the text of the New Haven Zoning Ordinance as a new Zoning District.

**Submitted by:** Attorney Marjorie Shansky for East Shore Partners, LLC

Advice: Approval with recommendations

- The City Plan Commission recommends the Board of Alders carefully consider:
  - Whether or not the proposed new zone increases allowed density, and how
  - The issue of what allowed uses are both added and removed
  - Other places in the city with a historic structure where such as zone would be helpful to the goal of supporting the preservation of historic structures and making them more viable to redevelop

Respectfully submitted,

Laura E Brown  
Executive Director, City Plan Department

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** **ORDINANCE** amending the New Haven Code of Ordinances for the purposes of (i) Classifying the affordable units component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (ii) Providing an abatement of real estate taxes for the affordable units component of the Winchester Green Project and (iii) Authorizing the Mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester Green Project in accordance with Conn. Gen. Stat Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4.

Submitted by: Economic Development Administrator

**REPORT:** 1624-09

**ADVICE:** Approval

**BACKGROUND**

The Winchester Green Project is a mixed-use and mixed-income project, approved by the New Haven City Plan Commission on July 6, 2022 (CPC Report 1608-02), which will be constructed on a property that is currently used as a parking lot and is located at 315 Winchester Avenue in the Science Park section of the Dixwell and Newhallville neighborhoods of New Haven. The Winchester Green building will be five stories high, contain approximately 265,000 square feet and be comprised of 283 apartments (including studios and 1-3 bedroom units) as well as approximately 12,000 square feet of retail and restaurant space, and approximately 12,700 square feet of resident amenity space.

Fifty-seven of the residential units in the Winchester Green Project (20% of the total units) will be set aside for individuals and families whose income on average is 50% of the average median income of persons and families living in the New Haven/Meriden area, as established by the United States Department of Housing and Urban Development; and the Affordable Housing Units will be distributed proportionately among the unit types, will have the same finishes and access to the same amenities, as the Market Rate Units.

The proposed ordinance classifies this affordability component of the project and the associated tax abatement agreement for the affordable units. The proposed ordinance has been concurrently referred to the Joint Legislation and Tax Abatement Committee.

In order to provide units at these affordability levels, the Applicant has applied for a tax abatement for the Affordable Unit Component of the Winchester Green project for 17 Grand List years in the amount of \$400 per unit plus a 3% annual increase after the first year of the tax abatement as well as a freeze on the assessment of 20 % of the Property during the first two years of the construction of the Winchester Green Project under the City of New Haven's program for Tax Abatement for Low Income Multi-Family Developments.

Note: The proposed ordinance text incorrectly states the date of the City Plan Commission detailed plan and site plan approval as July 6, 2022. The project was approved on May 18, 2022.

**TEXT**

**ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH THE OWNER OF THE AFFORDABLE**

UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT IN ACCORDANCE WITH CONN. GEN. STAT SEC. 8-215, CITY OF NEW HAVEN CHARTER, TITLE 1, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4

WHEREAS, the Winchester Green Project is a mixed-use and mixed-income project, approved by the New Haven City Plan Commission on July 6, 2022 (CPC Report 1608-02), which will be constructed on a property that is currently used as a parking lot and is located at 315 Winchester Avenue (the "Property") in the Science Park section of the Dixwell and Newhallville neighborhoods of New Haven; and

WHEREAS, the Winchester Green building will be five stories high, contain approximately 265,000 square feet and be comprised of 283 apartments (including studios and 1-3 bedroom units) as well as approximately 12,000 square feet of retail and restaurant space, and approximately 12,700 square feet of amenity space that includes a game room, a gym and a yoga studio in addition to a private courtyard with lounge areas and barbecue grilles; and

WHEREAS, fifty-seven (57) of the residential units in the Winchester Green Project (20% of the total units) will be set aside for individuals and families whose income on average is 50% of the average median income ("AMI") of persons and families living in the New Haven/Meriden area, as established by the United States Department of Housing and Urban Development (the "Affordable Housing Units" or the "Affordable Housing Component"); and

WHEREAS, the Affordable Housing Units will be distributed proportionately among the unit types, will have the same finishes as the units that are not classified as the Affordable Housing Units (the "Market Rate Units") and will have access to the same amenities to which the Market Rate Units will have access; and

WHEREAS, there is a shortage of affordable rental units in New Haven and the construction of the Winchester Green Project will create additional affordable housing units needed in the City; and

WHEREAS, the Winchester LIHTC Owner LLC (the "Applicant") is the owner of the Affordable Housing Component of the Winchester Green Project; and

WHEREAS, the Applicant has applied to the Connecticut Housing Finance Authority for 4% Low Income Housing Tax Credits for the Affordable Units; and

WHEREAS, the Applicant has also applied for a tax abatement for the Affordable Unit Component of the Winchester Green project for 17 Grand List years in the amount of \$400 per unit plus a 3% annual increase after the first year of the tax abatement as well as a freeze on the assessment of 20 % of the Property during the first two years of the construction of the Winchester Green Project under the City of New Haven's program for Tax Abatement for Low Income Multi-Family Developments (the "Application"); and

WHEREAS, the Applicant has provided all of the information and materials required by the Board of Alders to make a determination regarding the Applicant's eligibility for the tax abatement requested; and

WHEREAS, the Applicant requires the tax abatement requested in the Application in order to provide the Affordable Units; and

WHEREAS, the tax abatement requested by the Applicant is similar to tax abatements granted by the Board of Alders for comparable projects; and

WHEREAS, the Board of Alders finds that the tax abatement requested by the Applicant will be used to (i) reduce rents below the levels which would be achieved in the absence of the abatement and to improve the quality and design of the Project, (ii) effect occupancy of the Winchester Green project by persons and families of varying income levels and (iii) provide necessary related facilities and services for the Winchester Green project; and

WHEREAS, the Board of Alders has the authority to grant the Application for a tax abatement pursuant to Conn. Gen. Stat. Sec. 8-215, the City of New Haven Charter, Title 1, Article IV, Section 6 and the City of New Haven Code of General Ordinances, Section 28-4.

NOW THEREFORE, BE IT ORDAINED that the Application for a tax abatement is hereby approved.

AND BE IT FURTHER ORDAINED that the City and the Applicant shall enter into a tax abatement agreement (the "Tax Abatement Agreement") which shall provide that the Affordable Unit Component will be entitled to a tax abatement for 17 consecutive Grand List years following a two year freeze of the assessment of 20% of the Property and which Tax Abatement Agreement shall further provide that the taxes levied during the abatement period shall be \$400 per Affordable Unit, which amount shall be increased by 3% for each year subsequent to the first year of the abatement period.

AND BE IT FURTHER ORDAINED that the Tax Abatement Agreement shall also provide that the City will conduct an Annual Compliance Review of the Affordable Unit Component of the Winchester Green Project regarding its compliance with the affordability requirements of the tax abatement program and related matters and that the Tax Abatement Agreement shall be filed on the land records of the City.

AND BE IT FURTHER ORDAINED that the Mayor be and hereby is authorized to execute and delivered on behalf of the City the Tax Abatement Agreement together with such ancillary documents as may be necessary to implement the intent of this Ordinance and the City's program for Tax Abatement for Low Income Multi-Family Developments.

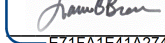
**PLANNING CONSIDERATIONS**

The Winchester Green development is a major step forward in the redevelopment of Science Park. The project will provide quality housing, public amenities, and commercial space, including for local businesses. The Comprehensive Plan of Development states that, "Planning that promotes better integration of Science Park with the adjacent residential neighborhoods is encouraged." The applicant initially requested a tax abatement of \$400/unit in the first year and the LISHTA committee has recommended starting at \$450/unit.

**ADVICE**

The new development meets many of the city's overall goals from both an affordable housing and neighborhood development perspective. While the tax agreement will be further reviewed by the appropriate city entities, the Commission lends its support to the ordinance as highly consistent with the Comprehensive Plan of Development.

**ADOPTED:** January 25, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**  February 7, 2023 | 9:34 AM EST  
E71FA1E41A27483  
Laura E Brown  
Executive Director, City Plan Department

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**  
approving a tax abatement agreement between the City of New Haven and The NHP Foundation for the construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street in a RM-1 and RM-2 zone.

**Submitted by:** The NHP Foundation

**REPORT:** 1624-10

**ADVICE:** Approval

**BACKGROUND**The Property

The project site encompasses an area of approximately 182,162 SF (4.18 acres) and consists of a vacant grassy lot, sidewalks along the east and west ends of the site, multiple trees, and the West River Peace Garden on the west end. The site is bounded by North Frontage Road in the north, Evergreen Court in the east, Legion Avenue in the south, and Ella T. Grasso in the west. The parcel is owned by the City of New Haven with an address of 16 Miller Street, and is located in the RM1/RM2 zone.

Project Description

This development will provide much needed affordable housing to the New Haven community. The proposed development plan for this 4.18 acre site is to build an affordable housing development consisting of 10 multi-family townhouses with 56 residential dwelling units. A special Permit was also granted to allow for a coffee shop/bakery for residents and the surrounding community, and there is also a planned community center, gazebo, playground, and parking lot with several spaces for electric vehicle charging. The following is a breakdown of units, their affordability band, and rental amounts provided by the applicant:

Unit Type	Number of Units	Affordability Band	Rental Amount
1-BR	4	30% AMI and below	\$1,601 (Section 8)
2-BR	3	30% AMI and below	\$1,955 (Section 8)
2-BR	4	30% AMI	\$760
2-BR	18	50% AMI	\$1,267
2-BR	5	60% AMI	\$1,521
2-BR	8	Market Rate	\$2,229
3-BR	1	30% AMI and below	\$2,401 (Section 8)
3-BR	2	30% AMI	\$878
3-BR	5	50% AMI	\$1,464
3-BR	2	60% AMI	\$1,757
3-BR	4	Market Rate	\$2,971

*Note: 30%-60% AMI project rents are not net of CT-Department of Housing Utility allowances. The owners ore to pay for 100% of utility costs for the project at this time. 12 of the 44 Units are for Supportive Housing*



*residents, 8 of which will be covered by Project Based Vouchers.*

This is a prime location in the West River neighborhood, down the street from Westville Music Bowl and Barnard Nature Center and directly on a main bus line. The property is on the Connecticut Transit bus line, near services, and is adequately supported by all required utilities, including water, sewer, electric, gas and telecommunications.

Like many other cities across the country, New Haven is experiencing an affordable housing crisis. The city of New Haven and its residents have been vocal about addressing the needs of its local residents. In New Haven, about 57% of renter households and 26.6% of the owner households earn less than 50% of the area median income (AMI) totaling 23,859 households. These households often experience housing instability, may rely on housing assistance, and are typically spending more on housing as a percentage of their overall income.

#### The Financing Plan

The development will be financed using Federal low-income housing tax credits (9%), with other funding to be provided by the City of New Haven, Connecticut Housing Finance Authority (CHFA), Connecticut Department of Housing, and Federal Home Loan Bank.

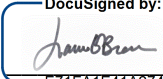
#### Tax Abatement

The proposed duration of the rental tax exemption is 17 years. On October 24, 2019, the project received a 17-year PILOT Agreement for \$700 per unit /year, a development unit that escalates 5% every 5 years.

### **PLANNING CONSIDERATIONS**

This Commission previously approved the Site Plan, Coastal Site Plan, and a Special Exception for The NHP Foundation development (CPC Reports #1548-01 and #1561-11). The new development meets many of the city's overall goals from both an affordable housing and neighborhood development perspective. While the tax agreement will be further reviewed by the appropriate city entities, the Commission lends its support to the project as highly consistent with the Comprehensive Plan of Development.

**ADOPTED:** January 25, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**  February 7, 2023 | 9:34 AM  
E71FA1E41A27483...  
Laura E Brown  
Executive Director, City Plan Department

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** **ZONING ORDINANCE TEXT AND MAP AMENDMENT** to modify PDD #49 to include parcels of land known as 88 Munson Street (map 257/block 0356/parcel 02600), 110 Munson Street (map 257/block 0356/parcel 02700) and 116 Munson Street (map 257/block 0356/parcel 02500) (collectively “new Parcel M”), amendment of the general plans for portions of existing Parcel L and Parcel B, dimensional, parking, loading and other deviations from the requirements of PDD #49, the IH zone and the BA zone for new Parcel M and for existing parcels B, C and L, and uses for new Parcel M and additional uses for existing parcels B and C. (Owner/Applicant: Science Park Development Corporation (SPDC), its affiliates and Winchester Holdco LLC, a joint venture of Twining Properties, LLC and LMXD, LLC; Agent: Carolyn W. Kone, Brenner, Saltzman & Wallman LLP)

**REPORT:** **1626-01**

**ADVICE:** **Approval with recommendations**

**PROJECT:** Winchester Works. Science Park Planned Development District #49

**Addresses:** 88 Munson Street (map 257/block 0356/parcel 02600), 110 Munson Street (map 257/block 0356/parcel 02700) and 116 Munson Street (map 257/block 0356/parcel 02500) As shown in the attached map.

**Site Area:** ± 45 acres situated in the Dixwell/Newhallville neighborhood comprised of nine parcels along several blocks roughly along Winchester Avenue to the West, Division Street to the North, Prospect and Mansfield Street to the East and a number of parcels south of Munson to Webster Street along the Farmington Canal Greenway.

**Site Description:**

Existing and Proposed Parcels to be Added

Parcel A 460 Prospect Street is owned by Yale University. Years ago, Parcel A was planned to be a conference center, which was never realized, and, currently, the Parcel is used for open space and community gardens.

Parcel B 300 Mansfield Street, 320 Mansfield Street, 50 Division Street, 375 Winchester Avenue, 395 Winchester Avenue, Winchester Avenue has six lots with three different owners, which are as follows: 1) 300 Mansfield Street and 320 Mansfield Street are owned by the Highville Charter School Inc. and include a former office building converted to a charter school and adjacent parking and recreation areas; 2) The northeastern portion of Parcel B (50 Division Street) is owned by Yale University and includes an office building (Building Two) and a parking lot; 3) The northwestern portion of this property at the corner of Winchester Avenue and Division Street (375 Winchester Avenue) is owned by SPDC and is used as a parking lot for Building 4 on Parcel C; and. 4) Sheffield Avenue Extension on Parcel B will run through properties owned by SPDC and known as 375 Winchester Avenue, 395 Winchester Avenue and Winchester Avenue (Parcel Sp- 1-B-1).

Parcel C 375 Winchester Avenue, 395 Winchester Avenue is owned by SPDC and includes two converted factory buildings; Building 4 (375 Winchester Avenue) and Building 5 (395 Winchester Avenue). These buildings are used for office and lab space for biotech users and for office spaces for non-profits, including the Connecticut Center for Arts & Technology

("ConnCAT"), the Connecticut Community Arts Revitalization Project ("ConnCORP") and SPDC's Literacy and Resource Center.

Parcel D 344 Winchester Avenue In 1994, a new manufacturing facility was constructed by USRAC on Parcel D to replace its facility located on the corner of Winchester Avenue and Munson Street (Parcel L). USRAC used this building until 2006. This building was renovated in 2010 and is used for offices, a data center, a facilities management office, a shop/assembly, and a warehouse for Yale University.

Parcel E (along Division Street) has been developed with housing and is privately owned.

Parcel G 276 Winchester Avenue is owned by Fenix I LLC and includes a chilled water facility and an 1,186-space garage with retail on the ground floor.

Parcel J 150 Munson Street is owned by WE 150 Munson Street and is an office/lab building of over 250,000 square feet.

Parcel K 291 Ashmun Street, 309 Ashmun Street and 176-178 Canal Street was recently acquired by a private developer. On February 16, 2022, the New Haven City Plan Commission granted Site Plan and Detailed Plans approval for a mixed-use building containing 176 apartments, up to 3,000 sf of commercial space on the first floor, parking, and community/amenity space.

Parcel L 275 Winchester Avenue, 315 Winchester Avenue and 270 Mansfield Street The southwestern portion of 275 Winchester Avenue, known as the Western Courtyard, has been redeveloped with a 134,000 square foot office/laboratory building (115 Munson Street), currently known as Winchester Works. The building is comprised of two of the former Winchester factory buildings and a connecting glass atrium. 115 Munson Street is ground leased by an SPDC affiliate to an affiliate of the Developer. To the west of the Winchester Works Building and also located on 275 Winchester Avenue, six of the former Winchester factory buildings have been renovated into 158 loft style apartments known as Winchester Lofts. Winchester Works and Winchester Lofts, which make up 53% of buildings on Parcel L, have been built to the exacting standards required for Historic Tax Credits. To the north of the Winchester Works and Winchester Lofts, property known as 315 Winchester Avenue has been used as a parking lot for Winchester Lofts, Winchester Works and Buildings 4 and 5 (395 and 375 Winchester Avenue on Parcel C).

Proposed  
Parcel M

This is an 77,970 sf (1.7899 acre) site that is comprised of three legal parcels located at 88 Munson Street (M/B/P 257-0356-02600 (portion)), 110 Munson Street (M/B/P 257-0356-02700) and 116 Munson Street (M/B/P 257-0356- 02500). Parcel M is bordered on the north by Munson Street.

Legal description of Proposed Parcel M

Beginning at a point marking the intersection of the southerly street Line of Munson street and the northwesterly corner of #116 Munson Street;  
Thence running southeasterly along the southerly line of Munson street and the northerly line of #116, #110, and Tract J, in all, South 85° 39'40" East, a distance of 310.18 feet to a point;  
Thence running southwesterly along the easterly line of Tract J,  
South 03°24'49" Wes, a distance of 159.71 feet to a point;

Thence running in a westerly direction through Tract J a distance of 82 +- feet to a point;  
Thence running in a southerly direction through Tract J a distance of 80 +- feet to a point;  
Thence running southwesterly along the southerly line of Tract J the following 4 courses;  
South 84° 30'09" West, a distance of 200+- feet to a point;  
North 21° 07'00" West, a distance of 30.00 feet to a point;  
South 88° 22'39" West, a distance of 63.00 feet to a point;  
South 85°04'09" West, a distance of 87.00 feet to a point in the Easterly street line of  
Winchester Avenue;  
Thence running northwesterly along the Easterly line of Winchester  
Avenue and Tract J,  
North 18°37'21" West, a distance of 38.00 feet to a point the Southeasterly corner of #235-#237  
Winchester Avenue;  
Thence running northeasterly along the southerly line of #235-#237 Winchester Avenue, in  
common with the Westerly line of Tract J, North 88°13'19" East, a distance of 38.00 feet to a  
point at the Southeasterly corner of #235-#237 Winchester Avenue;  
Thence running Northwesterly along the Easterly line of #235-#237 Winchester avenue, in  
common with the Westerly line of Tract J, North 03°14'21" West,  
A distance of 45.00 feet to a point at the northeasterly corner of #235-#237 Winchester Avenue  
and in the southern line of #241-#245 Winchester Avenue;  
Thence running Southeasterly along the Southerly line of #241-#245 Winchester avenue, in  
common with the Westerly line of tract J, South 88° 38'41" East,  
A distance of 10.00 feet to a point at the Southeasterly corner of #241-#245  
Winchester avenue and the southwest corner of #116 Munson Street;  
Thence running Northeasterly along the Westerly line of #116 Munson  
Street, the Easterly line of #241-#245 Winchester Avenue and the Easterly  
Line of #122-#124 Munson Street, in all, the following 3 courses:  
North 03°34'27" East a distance of 41.98 feet to a point;  
South 88°45'46" East a distance of 0.49 feet to a point;  
North 04°19'32" East a distance of 135.07 feet to a point, said point being the point and place of  
beginning of the herein described Parcel M;

**Survey:** No survey was provided in the application. The following Parcel and Use Map provides an approximate location of the Parcels. Additional Maps of the General Plans for PDD #49 may be found in the Petition submission in Appendix 6.



**Applicant/Owner:**

Science Park Development Corporation (SPDC), its affiliates and Winchester Holdco LLC, a joint venture of Twining Properties, LLC and LMXD, LLC

**Agent:** Carolyn W. Kone, Brenner, Saltzman & Wallman LLP

**Architect(s):** TBD

**Engineer:** Fuss and O'Neil Engineering

**SUBMISSION**

Application for this PDD Submission dated and received November 22, 2022 for the December 5 2022, Board of Alders meeting Legistar File ID: OR-2022-0034.

Zoning Ordinance Text Amendment and Zoning Ordinance Map Amendment, received by the Board of Alders; including: Transmittal Letter from, David Silverstone, Science Park Development Corporation, Alexander Twining, Winhcester Holdco, LLC., LMXD Investor LLC; Petition to Amend Science Park Planned Development District, PDD #49 to add New Parcel M, to amend the general plans for Parcels L and B and for additional permitted uses and dimensional, bulk and parking variances (including Appendix 1 – Table A Showing Proposed Land uses in Planned Development; Appendix 2 - Legal Description of New Parcel M; Appendix 3 – Letter from the Department of Health; Appendix 4 – Traffic Study; Appendix 5 – Table of Deviations from PDD #49 Controls and the Zoning Ordinance; Appendix 6 – General Plans; Appendix 7 – Proposed Ordinance) DATA, and WORKSHEET forms. Revisions received 1/28/23 Redlined Appendix 1, Redlined Appendix 5, Redlined Appendix 7. Application Fee for Zoning Text Amendment: \$1,500.

**BACKGROUND/EXISTING CONDITIONS****Introduction and PDD History**

PDD #49 — commonly known as Science Park — is situated on 45 acres generally bounded by Division Street, Mansfield Street, Munson Street, and the Farmington Canal Line in the Newhallville neighborhood. The district comprises most of the former Winchester Repeating Arms Factory and includes numerous multi-story industrial buildings, many of which have been redeveloped or are in process of redevelopment for new multi-tenant mixed use. Since PDD #49 was adopted in 1983 it has been amended on various occasions to change the permitted uses, to increase the number and location of land parcels to be regulated, and to change the zoning specifications pertinent to PDD #49 as a whole. The most recent amendment (1608-08, May 18, 2022) involved three minor modifications impacting Parcels B and L 1) permitting the Developer's affiliate to reopen the historic Sheffield Avenue Extension, a privately constructed street that will be publicly accessible running north to south from Division Street to Munson Street, 2) eliminating the condition requiring the State historic Preservation Office (SHPO and National Park Service (NPS) approval before demolition of buildings at 270 Mansfield Street and 3) eliminating some traffic improvements previously required at 65% buildout on Parcel L. These changes were submitted simultaneously with Plan and Detailed Plans approval to an affiliate of the Developer to construct a mixed-use building on 315 Winchester Avenue which will contain approximately 285 units, 12,000 square feet of retail, a public plaza a 196-space parking lot and two private streets (1608-02, May 18, 2022)

**PROPOSED ACTIVITY**

The petition seeks changes to the geographic scope of PDD #49 as well as amendments to the use table, parking, dimensional and bulk requirements to enable the following activities.

- **Expansion of PDD #49 to include new Parcel M** - The Petition seeks to add the “Tract J Parking Lot” an approximate two-acre 199 space parking lot located at 88, 110 and 116 Munson Street to PDD #49. If added to the Science Park PDD, this parcel will be known as New Parcel M. The Tract J Parking Lot is located across Munson Street from the Science Park PDD and provides parking for the employees at the Winchester Works building (formerly known as the Higher One building). The Tract J Parking Lot is currently located in the BA (General Business) zone that does not allow lab/biotech use. The Applicants plan to either build on the successes of the lab/biotech offices across the street at Winchester Works (115 Munson Street), in Science Park’s Buildings 4 and 5 and in the City; by developing a lab/office building on New Parcel M or construct a mixed-use residential building on Parcel M, depending on the market demand.
- **Amend General Plans for Parcel L to permit the demolition of the dilapidated structures of the eastern side of Parcel L, the “Eastern Courtyard” and permit construction of a new building;** The approved General Plans for the Eastern Courtyard contemplated the rehabilitation of the former Winchester Factory buildings on this site, However, when environmental studies were done of the six concrete buildings that were to be renovated, it was discovered that oil from the Winchester manufacturing processes had seeped into the floors, walls and columns of the buildings. The Connecticut Department of Health determined that the oil, which included a highly toxic compound, would pose an unacceptable risk to any future occupants of the buildings. A letter and images from the Department of Health is attached in the Petition in Appendix 3, page 57. The remaining three buildings in the Eastern Courtyard which do not contain this toxic oil are structurally unsound. Accordingly, this Petition contemplates the demolition of the Eastern Courtyard buildings. In their place, the Applicants intend to construct a mixed-use building over a parking structure. The residential component of the building, as will any residential building in PDD #49, set aside 20% of the apartments for families whose income is at 50% AMI, provided that Low Income Tax Credits are available for these units.
- **Amend the General Plans for Parcel B to permit replacement of the parking lot at the corner of Division Street and Winchester Avenue** with a new building. Currently there is a parking lot at this location. This building may be a mixed-use residential and retail building or an office lab above a parking deck.
- **Amend the Dimensional, Bulk, and Parking Deviations for Parcels B, C, L & M** to reduce the need for surface parking lots and loading spaces. Currently these requirements for Parcel L are dictated by the underlying zone, IH Heavy Industrial, and new Parcel M is currently zoned BA, General Business.
- **Addition of Uses to the Use Table for PDD #49 to set forth uses for New Parcel M and permit residential and retail uses on Parcels B and C.** Proposed amendments to the Use Table are provided in Petition in Redlined Amended Appendix 1, attached. When Parcel L was added in 2010 economic conditions and anticipated future uses could not be fully envisioned on all of these Parcels. The amendments add residential and retail uses on Parcels B, C & M.

#### **PARKING, LOADING AND TRAFFIC**

A Traffic Assessment, conducted by Fuss & O’Neill, has been submitted as part of the overall application and is under review by the Department of Transportation, Traffic and Parking. The Traffic Study is included in the Petition in Appendix 6, page 69. The Transportation, Traffic, and Parking Department reviewed the Traffic Study and had no outstanding questions or concerns.

#### **PROPOSED USES – DEVIATIONS FROM UNDERLYING ZONING REQUIREMENTS**

Proposed deviations from controls and IH/BA zoning requirements for Parcels B,C, L, & M are provided in Petition in Redlined Revised Appendix 5 Revised Table of Deviations from the PDD #49 controls, the IH zone requirements, and the BA requirements (with respect to Parcel M) being requested for Parcels B, C, L, and M, as applicable, page 322, and attached. Note that PDD #49 provides that where zoning

requirements are not modified by PDD #49, with the exception of provisions relating to use of property, all other requirements of the IH, and the IL Districts, with respect to Parcels J and K, will apply. With respect to Parcel M, if a deviation from the requirements of the BA district is not set forth in Appendix 5, the requirements of the BA district, other than use, shall apply.

### **PUBLIC HEARING**

A Public Hearing was held by the City Plan Commission on February 1, 2023. A transcript of the hearing, meeting #1626, will be available from the City Plan Department.

One item of written testimony was submitted into the record prior to the meeting, expressing concerns with the proposal.

Seven members of the public gave testimony during the meeting.

Topics raised in public testimony included:

- Support for the proposed amendments
- Support for redeveloping the area and dilapidated buildings
- Creation of new jobs and economic growth
- Support for mixed-use development
- Making the area a destination instead of a “pass-through” area
- Questions about the allocation of funds for historic preservation and concerns about the quantity and destination of committed funds
- Concerns about gentrification of the area
- Concerns about economic benefits not coming to residents of Dixwell and Newhallville
- Concerns about negative long-term impacts on the surrounding neighborhoods
- Support for the commitment to hire local contractors
- What community notification had been conducted
- Whether a traffic study had been submitted
- Affordability component and whether these units will go to the local community
- Green space and sustainability considerations
- Historic facades
- Zoning “slivers” created by the new Parcel M
- Potential for a lab building adjacent to small scale residential based on proposed uses for Parcel M
- Importance of careful selection of retail establishments
- Concerns about the methodology of the traffic study

### **PLANNING CONSIDERATIONS**

The City of New Haven’s Vision 2025 Comprehensive plan emphasizes the need for reinvestment in the Newhallville and Dixwell neighborhoods, with particular emphasis on “better integration of Science Park with the adjacent residential neighborhoods,” and “the development of dramatically new neighborhood forms.” The original CPC Report 877-12 (yr.1981) reasons the approval of the Planned Development District #49 application and general plans with the following objectives.

- “The Commission believes it is important to move into an implementation phase to ensure redevelopment of this area in a manner which will generate a high level of economic and employment activity on this site.”
- “It is anticipated that the improvements will look both to complementing development of the Science Park, and to exploiting improvements carried out as a part of the Science Park as a basis for neighborhood betterment.”



Changes in social and economic conditions as well as ongoing input from residents over the 41 years since this PDD was created have necessitated shifts in proposed land uses on these parcels. Staff reviewed proposed amendments and worked with the Applicant to ensure they remain consistent with the current community vision for the area. This included ensuring the proposed new Parcel M and future uses consider potential impacts on the adjacent residences at 115 Munson Street. (particularly the rear yard). Staff also raised concerns about the proposed elimination of the special permit requirement for parking structures over 200 spaces, elimination of some loading areas, and proposed FAR that was not aligned with the FAR in the underlying zone. The Applicant amended the proposed Table of Deviations and Uses to address these concerns.

### **NEW HAVEN COMPREHENSIVE PLAN: SUBMISSION MEETS REQUIREMENTS**

#### **New Haven Vision 2025, Section IV: Housing & Neighborhood Planning Goals addressed by this project include:**

Promoting the revitalization of residential areas clustered around significant public spaces, including Trowbridge Square (potential local historic district), Jocelyn Square, Criscuolo Park, and job centers, including **Science Park**, SCSU, River Street, and Mill River.

Encouraging the development of dramatically new neighborhood forms as part of revitalization programs at select locations, including Farnam Courts, Belle Dock, **Science Park**, Long Wharf, Mill River, and Church Street South.

Strategic and targeted planning efforts are recommended within **Dixwell and Newhallville** neighborhoods such as: **consolidation of vacant and underutilized sites, sliver lots, and/or non-conforming lots to create sizable opportunity sites for development**; improving existing traffic and street network around these sites; and promoting development through partnerships with local non-profits and other city agencies.

Planning that promotes **better integration of Science Park with the adjacent residential neighborhoods** is encouraged. Vacant former convenience stores may be amortized to promote residential development on these sites.

Partnering with regional planning agency to promote housing policies aimed at fair, equitable, and decentralized distribution of government-assisted **affordable housing within the region**.

### **NEW HAVEN ZONING ORDINANCE: SUBMISSION MEETS REQUIREMENTS**

Where the proposed modifications to an existing PDD concern more than the bulk and placement of structures and the size and shape of lots, the applicant is required to submit the Application and General Plans to the Board of Aldermen who will act upon the application as a proposed amendment to the zoning ordinance in accordance with Section 65(d)(2) of the New Haven Zoning Ordinance:

- (2) In any other case, the Application and General Plans shall be filed with the Board of Aldermen and acted upon as a proposed amendment to this ordinance. If such application and General Plans are approved by the Board of Alders, following a favorable recommendation by the City Plan Commission and after an advisory report from the Department of Traffic and Parking regarding the traffic impact study, upon specific findings that each of the objectives stated in subsection 65(a) above will be met, such approval shall be construed to amend this ordinance insofar (and only insofar) as specific deletions, additions and changes are made which are related to the land and

structures in the tract, and the tract shall be designated as a separate Planned Development District provided that the requirements of subsection 65(e) below are met.

**CRITERIA FOR A PDD:**

- (a) *Objectives.* The provisions of this section are to be applied in instances where tracts of land of considerable size are developed, redeveloped or renewed as integrated and harmonious units, and where the overall design of such units is so outstanding as to warrant modification of the standards contained elsewhere in this ordinance. A planned development, to be eligible under this section, must be:

**STANDARDS**

- (1) In accordance with the comprehensive plans of the city, including all plans for redevelopment and renewal;
- (2) Composed of such **uses**, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the city;
- (3) So designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the city; and
- (4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in section 15(a)(1)g. of this ordinance. See Appendix #6 Drawing #5 in the submission.

**CHARTER OF THE CITY OF NEW HAVEN: SUBMISSION MEETS REQUIREMENTS**

**CRITERIA FOR ZONING AMENDMENTS:**

ARTICLE XIII. HISTORIC AND SPECIAL ACT PROVISION OF THE CHARTER

SEC. 2 PLANNING AND ZONING:

- (B.) *Zoning authority of Board of Alders.* The Board of Alders is authorized, by Ordinance, to regulate the height and bulk of structures to be erected and to limit the use of lot areas; the minimum areas or dimensions of rear, side and front yards or outer and inner courts and other open spaces within and surrounding any structure; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes; to classify, regulate and restrict the location of trades and industries and the location of structures designed for special uses; to divide the City of New Haven into districts of such number, shape and areas as may be best suited to carry out the provisions of this act.

**STANDARDS**

- (i) uniform for each class of buildings or structures;
- (ii) made in accordance with the comprehensive plan;
- (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements; and
- (iv) made with reasonable consideration as to the character of the proposed District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

- (C.) *Zoning regulations to conform to comprehensive plan; purposes; factors considered.* Such regulations shall be made:

**STANDARDS**

- (i) in accordance with a comprehensive plan and shall be designed to lessen congestion in streets;
- (ii) to secure safety from fire, panic and other dangers;
- (iii) to promote health and the general welfare;
- (iv) to provide adequate light and air;
- (v) to prevent the overcrowding of land;
- (vi) to avoid undue concentration of population;
- (vii) to facilitate the adequate provisions for transportation, water, sewerage, schools, parks and other public requirements
- (viii) with reasonable consideration, as to the character of the district and its peculiar suitability for particular uses and;
- (ix) with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality

**CONNECTICUT GENERAL STATUTES: SUBMISSION MEETS REQUIREMENTS****STATE CRITERIA FOR FLOATING ZONES:****CHAPTER 24. ZONING****SEC. 8-2M FLOATING AND OVERLAY ZONES AND FLEXIBLE ZONING DISTRICTS:**

The zoning authority of any municipality that (1) was incorporated in 1784, (2) has a mayor and board of alderman form of government, and (3) exercises zoning power pursuant to a special act, may provide for floating and overlay zones and flexible zoning districts, including, but not limited to, planned development districts, planned development units, special design districts and planned area developments. The regulations shall establish standards for such zones and districts. Flexible zoning districts established under such regulations:

- (i) shall be designed for the betterment of the municipality and the floating and overlay zones and neighborhood in which they are located;
- (ii) shall not establish a residential zone that is less restrictive with respect to uses than the “underlying zone” of the flexible zoning district;
- (iii) shall not authorize a use or expansion of a pre-existing, nonconforming use where the underlying zone is a residential zone

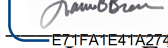
**RECOMMENDATIONS**

The City Plan Commission recommends that the Board of Alders approve the PDD Text and Map Amendment, with the additional recommendation that that the BOA carefully consider the issue of a biomedical research facility being situated as close to housing as it could be on Parcel M.

**FINDINGS AND ADVICE**

Based on the information above, it is the recommendation of the Commission that the zoning ordinance text and map amendment is in compliance with the standards and requirements of Article XIII Sec. 2 of the Charter of the City of New Haven, Sec. 65 of the New Haven Zoning Ordinance, and Chapter 24 Sec 8-2m of the Connecticut General Statutes and should be approved.

**ADOPTED:** February 1, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**  February 7, 2023 | 9:34 AM ES  
E71F4TE41A27483...  
Laura E Brown  
Executive Director, City Plan Department

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE BY ADDING SECTION 12.5, RS-3, SPECIAL HERITAGE MIXED USE ZONING DISTRICT, TO THE TEXT OF THE NEW HAVEN ZONING ORDINANCE AS A NEW ZONING DISTRICT.**

**Submitted by:** Attorney Marjorie Shansky on behalf of East Shore Partners LLC

**REPORT:** 1626-02  
**ADVICE:** Approval with recommendations

**COMPANION APPLICATION:**

**701 TOWNSEND AVENUE, 709 TOWNSEND AVENUE, 725 TOWNSEND AVENUE, AND 745 TOWNSEND AVENUE**

MBLUs: 024 0920 02700, 024 0920 02800, 024 0920 02900, 207 0543 03000, AND 024 0920 02701

**Owner/Applicant:** East Shore Partners, LLC; **Agent:** M. Shansky

**Petition to Amend the New Haven Zoning Ordinance**

CHANGE THE DESIGNATION OF APPROXIMATELY 26.56± ACRES OF LAND LOCATED AT 701 TOWNSEND AVENUE, 709 TOWNSEND AVENUE, 725 TOWNSEND AVENUE, 745 TOWNSEND AVENUE (including M-B-P 024/0920/02700, M-B-P 024/0920/02800, M-B- P 024/0920/02900, M-B-P 024/0920/03000, and M-B-P 024/0920/02701) FROM RS-2 CLASSIFICATION TO A NEWLY CREATED RS-3 ZONING DISTRICT.

BOA File Number: T-919

**BACKGROUND**

East Shore Partners, LLC has applied to add a new zoning district to the New Haven Zoning Ordinance; the RS-3 Zone. This petition was submitted in parallel with a petition to rezone 26.56 acres of land on Townsend Avenue to the newly proposed RS-3 Zone (noted above as the companion application). The proposed new RS-3 zone differs in a number of ways from the RS-2 zone, as described below and, according to the applicant's submission, was designed to "offer an opportunity to accommodate goals of historic preservation, agricultural uses and medium density residential uses consistent with the receiving residential neighborhood."

**PROPOSED NEW ZONE:**

*RS-3 Districts: Special Heritage Mixed-Use.* These districts exist for the protection of areas of large size that have historically been used to support single-family dwellings and agricultural uses and that are now being developed to combine single-family dwellings, agricultural uses, historic preservation, and limited hospitality uses as well as to further and support the rehabilitation, restoration and/or adaptive reuse of Historic Residential and Accessory Structures as defined herein. Accordingly, the use of land and buildings within such areas is limited to single-family dwellings, multi-family dwellings, agricultural uses, and to such non-residential uses as support and harmonize with a medium-density residential area of historic and cultural significance. The non-residential uses permitted in the RS-3 District, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate uses for such areas. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

**ZONING TABLE-Listing some differences in bulk requirements between RS-2 and RS-3.**

	<b>RS-2</b>	<b>RS-3</b>
Residential Uses	Single-family detached dwellings. There shall be only	Single-family and two-family dwellings on individual lots or

	one principal structure on a lot.	within a common interest ownership or planned community with private internal public or private roadways (individual lot lines shall not be required).
Minimum Lot Area Per Dwelling Unit	Only single-family structures are permitted.	4,000 sq. ft, except 3,000 sq. ft. in the case of an efficiency unit and 2,250 sq. ft. in the case of an elderly housing unit
Maximum building coverage	Total coverage of principal and accessory buildings not to exceed 30% of lot area.	Total coverage of principal and accessory buildings not to exceed 50% of lot area.
Maximum Building Height	Such height shall not exceed either three stories or an average height of 35 feet, provided that no point on a side or rear building wall shall be so located that it is closer to a side or rear lot line than one foot for each two feet that such point is above the average finished lot grade along such side or rear building wall.	Such height shall not exceed either three stories or an average height of 40 feet, provided that no point on a side or rear building wall shall be so located that it is closer to a side or rear lot line than one foot for each two feet that such point is above the average finished lot grade along such side or rear building wall.
Minimum yards	Front: 25ft Rear: 25 ft Side: one at least 8ft, one at least 12ft (8ft for corner lots)	Front: 20ft from edge of road (private or public) Rear: 15ft Side: 6ft

### Comparison of Permitted Uses

Permitted non-residential uses in the **RS-2 Zone** include the following:

**As of right:**

- a. Parks and other facilities for passive recreation, and public playgrounds.
- b. Reservoirs, dams, public utility substations and pumping stations, telephone exchanges, police stations, fire stations and post offices, with no industrial activities or outside storage.
- c. Agriculture, including tilling of the soil and orchards, but excluding the keeping of livestock and commercial greenhouses and nurseries except for the keeping of hens per [section 34](#) of this ordinance. No substance producing odor or dust shall be stored within 200 feet of any **lot line** unless completely enclosed.
- d. **Religious institutions**, including parish houses, rectories, convents, and other facilities normally incidental to places of worship but excluding funeral homes and cemeteries.  
Minimum parking: One (1) **parking space** for each eight seats in the largest place of assembly of such institution, based upon the maximum occupancy of both fixed and movable seats, located on the same **lot** or within 300 feet **walking distance**.
- e. Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.  
Minimum parking: One **parking space** for each three employees, plus one **parking space** for each four seats in each place of assembly based upon the maximum occupancy of both fixed and movable seats, plus one **parking space** for each 1,000 square feet of **gross floor area** excluding any place of assembly, located on the same lot or within 300 feet **walking distance**.
- f. Public and private elementary and secondary schools meeting all requirements of the compulsory education laws of the State of Connecticut, and adult education facilities connected with such schools,

including *dormitories* connected with such schools but excluding fraternities and sororities. Noise, odors, lights, smoke, dirt, and all other possible disturbing aspects connected with the operation of such uses shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

Minimum parking: One (1) *parking space* for each four seats in each place of assembly commonly having events open to the public, based upon the maximum occupancy of both fixed and movable seats, located on the same *lot* or within 300 feet *walking distance*.

- g. Public and private colleges and universities, including *dormitories* connected with such institutions but excluding: fraternities and sororities, trade/or business schools and colleges, and schools and colleges operated as commercial enterprises. Noise, odors, lights, smoke, dirt, electrical disturbance, radioactive particles and rays, and all other possible disturbing aspects connected with the operation of such *uses* shall be enclosed, screened or otherwise controlled to the extent that the operation of any such *use* shall not unduly interfere with the use and enjoyment of properties or streets beyond the boundaries of such college or university.  
Minimum parking: One *parking space* for each two full-time faculty members or the equivalent (two part-time members equaling one full-time member), plus one *parking space* for each three employees, plus one *parking space* for each three non-resident students, plus one *parking space* for each six beds if residents are allowed to keep automobiles, plus one *parking space* for each eight seats in each place of assembly (other than classrooms) commonly having one-half or more of its attendance made up of students (and otherwise having one *parking space* for each four seats) based on the maximum occupancy of both fixed and movable seats, located on the same lot or within 300 feet *walking distance*.
- h. General and special inpatient hospitals, and health care clinics; excluding private offices for doctors, convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and handicapped, and orphanages. Noise, odors, electrical disturbance, radioactive particles and rays, and all possible disturbing aspects connected with the operation of such *uses* shall be enclosed, screened or otherwise controlled to the extent that the operation of any such *use* shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.  
Minimum parking: One *parking space* for each four patient beds (excluding bassinets), plus one *parking space* for each staff or visiting doctor (based on the average number of such doctors at the hospital or health care clinic at peak times), plus one *parking space* for each four employees in the largest shift including nurses; plus, in the case of health care clinics, a number of *parking spaces* for patients equal to twice the number of *parking spaces* required for doctors; all of which *parking spaces* are to be located on the same *lot* or within 300 feet *walking distance* except in the BD-3 District.
- i. Family daycare home.  
**Where permitted by special exception under sub-section 63(d) of this ordinance:**
- a. Temporary *uses* and *structures* such as rental offices, booths for charitable purposes and parking for special events, with a time limit of not more than six months.
- b. Recreation facilities and athletic clubs; and community centers and clubs drawing a substantial number of users from the immediate neighborhood in which they are located; excluding residential accommodations and any activity carried on as a gainful business other than incidental concessions. Noise, odors, lights, *signs* and all other possible disturbing aspects connected with the operation of such *uses* shall be enclosed, screened or otherwise controlled to the extent that the operation of any such *use* shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.  
Minimum parking: One *parking space* for each four persons present at such facilities when they are filled to capacity, located on the same *lot* or within 300 feet *walking distance*.
- c. Railroad and other rights-of-way.
- d. Establishments providing convenience goods and services, as described and regulated by [section 31](#) of this ordinance.
- e. Group daycare home.

**Permitted non-residential uses in the RS-3 Zone include the above uses for the RS-2 with the following INCLUSIONS:**

**As of right:**

- a. Home Occupations customarily and traditionally conducted in a dwelling unit as an incidental use, provided no such home occupation shall involve:
  - 1. Any employee not resident in the dwelling unit;
  - 2. Storage of a stock in trade or sale of commodities on the premises;
  - 3. Use of more than 25% of the net floor area of the dwelling unit, or any space outside the dwelling unit;
  - 4. External evidence of the use other than signs permitted by section 27;
  - 5. Emission of offensive smoke, dirt, dust, vibration, odor, light, heat, glare, noise, electrical disturbance, or radioactive particles or rays.
- b. Parks and other facilities for passive recreation, and public playgrounds. Parks and other facilities for passive recreation as provided for in Residential Districts.
- c. Agriculture, including tilling of the soil and orchards, but excluding the keeping of livestock and commercial greenhouses and nurseries except for the keeping of hens per section 34 of this ordinance. No substance producing odor or dust shall be stored within 200 feet of any lot line unless completely enclosed. Accessory uses shall include but not be limited to events of limited duration that are open to the general public including harvest festivals and similar activities. See Section 12.5 b. (2) (c) below for agricultural and non-agricultural accessory uses permitted by special exception.

**Where permitted by special exception under sub-section 63(d) of this ordinance:**

- a. Temporary uses and structures such as rental offices, booths for charitable purposes and parking for special events, with a time limit of not more than six months. Temporary uses and structures such as rental offices, tents for weddings and other celebrations and assemblies, booths for charitable purposes and parking for special events.
- b. Group daycare home.
- c. Event facility in a Historic Residential or Accessory Structure hosting meetings, social events including, without limitation, weddings, banquets, workshops, corporate gatherings, education or training and similar gatherings. Events may be held outdoors on the grounds of the Historic Residential Structure between March and November.
- d. Non-Agricultural Accessory Uses complementing agricultural activities including a tasting room, a gift shop, Restaurant, including seasonal outdoor seating and the retail sale of wine and wine-related products shall be accessory uses permitted by special exception.

**Permitted non-residential uses in the RS-3 Zone include the above uses for the RS-2 with the following EXCLUSIONS:****As of right:**

- a. General and special inpatient hospitals, and health care clinics; excluding private offices for doctors, convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and handicapped, and orphanages. Noise, odors, electrical disturbance, radioactive particles and rays, and all possible disturbing aspects connected with the operation of such uses shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

**Where by special exception under sub-section 63(d) of this ordinance:**

- a. Recreation facilities and athletic clubs; and community centers and clubs drawing a substantial number of users from the immediate neighborhood in which they are located; excluding residential accommodations and any activity carried on as a gainful business other than incidental concessions. Noise, odors, lights, signs and all other possible disturbing aspects connected with the operation of such uses shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.
- b. Railroad and other rights-of-way.
- c. Establishments providing convenience goods and services, as described and regulated by section 31 of this ordinance.

**PUBLIC HEARING**

A Public Hearing was held by the City Plan Commission on February 1, 2023. A transcript of the hearing, meeting #1626, is available from the City Plan Department.

Sixteen items of written testimony were submitted into the record prior to the meeting. Three items expressed concerns with the proposal, thirteen were in support of the proposal.

Five members of the public gave testimony during the meeting.

Topics raised in public testimony include:

- Concerns with public outreach about the project
- Concerns about proposed density
- Importance of the historic preservation built into the zone
- Support for the proposal
- Concerns about increase runoff/flooding
- Concerns about traffic

**PLANNING CONSIDERATIONS**

The proposed amendment seeks to create a transitional residential zoning district that fills a gap between the RS-2 (General Single-Family) and the RM-1 (Low-Middle Density) zoning districts. In particular this includes allowing for multi-dwelling residential structures at a density greater than the RS-2 (which allows 4,000 square feet/unit but only in single family dwellings) but less than the RM-1 (which allows 3,500 sq ft in multifamily dwellings) The minimum lot area in RS-3 is proposed to be 4,000 sq ft per unit but allows multiple units in a single structure. The proposed RS-3 zone provides expansion of uses that may complement residential uses. In this respect the proposed zone anticipates minor shifts in density that will support the creation of more much needed housing in the City. Vision 2025, the Comprehensive Plan of Development, highlights the need for housing, economic development, and preservation of historic resources, all of which are supported by this proposed new zone. The Comprehensive Plan also highlights the importance of “grow[ing] opportunities for promoting commercial and non-profit agriculture through amendments to the local land use regulations that help mitigate the urban heat island effect, as well as promote community cohesion.” (Vision 2025 p47) This includes removing zoning barriers to agricultural uses, greenspace and uses that are adjacent to and may complement but do not adversely impact nearby residential uses. The proposed RS-3 zone meets these goals of the Comprehensive Plan and provides appropriate zoning regulations for land in the city with unique resources and attributes.

**SECTIONS(S) 181 and 182 OF THE CHARTER OF THE CITY OF NEW HAVEN**

The City Plan Commission finds that, based on submitted information the proposed text amendment comply with Sections 181 and 182 of the Charter of the City of New Haven in that it is (i) uniform for each class of buildings or structures, (ii) made in accordance with the comprehensive plan, (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and (iv) made with reasonable consideration as to the character of the proposed RS-3 District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

**SECTION 64(d)(2)c OF THE NEW HAVEN ZONING ORDINANCE**

Section 64(d)(2) requires that the City Plan Commission take into consideration in evaluating any amendment to the text of the Zoning Code:



*a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the purposes of zoning and the comprehensive plan of the City of New Haven;*

The proposed RS-3 zone meets these goals of the Comprehensive Plan and provides appropriate zoning regulations for land in the city with unique resources and attributes. The Zone creates a transitional residential zoning district between the RS-2 (General Single-Family) and the RM-1 (Low-Middle Density) zoning district with respect to the density allowed in a principal structure located on a single parcel, with changes to the permitted and non-permitted non-residential uses.

*b. Whether some other method or procedure under the zoning ordinance is more appropriate; and*

The Commission agrees that a Zoning Map Text Amendment is the most appropriate method to achieve objectives for this parcel while simultaneously creating a new residential zoning district. Planning Staff reviewed the proposal with the applicant prior to submission and agreed that a zoning text amendment to create a new zone was the correct procedure as opposed to other zoning tools such as a PDD or PDU.

**RECOMMENDATIONS**

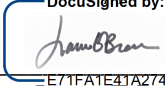
The City Plan Commission recommends the Board of Alders carefully consider:

- Whether or not the proposed new zone increases allowed density, and how
- The issue of what allowed uses are both added and removed
- Other places in the city with a historic structure where such as zone would be helpful to the goal of supporting the preservation of historic structures and making them more viable to redevelop

**FINDINGS AND ADVICE**

Based on the above it is the recommendation of the Commission that the proposed text amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 62(d)(2) of the New Haven Zoning Ordinance and should be approved.

**ADOPTED:** February 1, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**  February 7, 2023 | 9:34 AM E  
DocuSigned by:  
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 Laura E Brown  
 Executive Director, City Plan Department



**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Adam J. Marchand***  
Alder, Ward 25

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Chair  
Finance Committee

Member  
Legislation Committee  
City Plan Commission

101 West Elm Street  
New Haven, CT 06515-2119

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Telephone: (203) 843-8102  
E-mail: [Ward25@newhavenct.gov](mailto:Ward25@newhavenct.gov)

February 13, 2023

New Haven Board of Alders  
165 Church Street  
New Haven, Connecticut 06510

Reference: ORDER OF THE NEW HAVEN BOARD OF ALDERS, AUTHORIZING THE EXECUTION OF THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE NEW HAVEN BOARD OF EDUCATION AND THE NEW HAVEN FEDERATION OF TEACHERS, LOCAL 933, AFT-CIO JULY 1, 2023 TO JUNE 30, 2026.

Dear Colleagues:

This item was submitted at the February 6<sup>th</sup> Board of Alders meeting and was heard at the February 13<sup>th</sup> Finance Committee meeting. Because this is a union contract the Finance Committee voted favorably to leave it in committee and to have it "Discharged from Committee" so that the Board of Alders can have the opportunity to discuss and vote on this contract at the next meeting on February 21<sup>st</sup>.

Sincerely,

Adam Marchand, Chair  
Finance Committee

From Alder Crespo Submitting a Motion to Amend LM-2021-0397, An Order of The Board of Alders Previously Adopted on September 23, 2021, forgiving the interest due from Steven F. Harvin on his motor vehicle tax account numbers 73171, 86710, 73124, 73125, 73423, and 73424 and extending the period to pay the taxes to April 21, 2023.



**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Kimberly R. Edwards***  
Alder, Ward 19

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122 Sheffield Avenue  
New Haven, CT 06511-1929

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Chair  
Youth & Youth Services Committee

Member  
Community Development Committee  
Tax Abatement Committee

February 21, 2023

Honorable Tyisha Walker-Myers  
President, Board of Alders  
City of New Haven

Dear President Walker-Myers:

Enclosed is a "Motion to Amend a Matter Previously Adopted" for 551 Winchester Avenue and 108 Starr Street by the Board of Alders at its October 1, 2018, meeting. This motion serves to correct a scrivener's error in the Order, which requires a correction.

Therefore, I respectfully request to amend the motion previously adopted by the Board of Alders to reflect the following change:

1. Amend the expiration of the Board of Alders Order from "November 4, 2022 unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders", to "This Order will expire and be of no further force and effect twelve months from the date of amendment of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders."

Thank you for your consideration of this matter.

Respectfully submitted,

**HON. KIMBERLY EDWARDS**  
Alder, 19 Ward

Enclosures

KRE/arg



..title

**ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTIES KNOWN AS 551 WINCHESTER AVENUE AND 108 STARR STREET BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM “NOVEMBER 4, 2022 UNLESS EXTENDED (A) BY THE BOARD OF ALDERS, OR (B) BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT FOR A PERIOD NOT TO EXCEED A FURTHER TWELVE MONTHS AND WITH WRITTEN NOTICE TO THE BOARD OF ALDERS”, TO “THIS ORDER WILL EXPIRE AND BE OF NO FURTHER FORCE AND EFFECT TWELVE MONTHS FROM THE DATE OF AMENDMENT OF THIS ORDER, UNLESS EXTENDED (A) BY THE BOARD OF ALDERS, OR (B) BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT FOR A PERIOD NOT TO EXCEED A FURTHER TWELVE MONTHS AND WITH WRITTEN NOTICE TO THE BOARD OF ALDERS”.**

..body

**BE IT ORDERED** by the New Haven Board of Alders that the land disposition agreement for the properties known as 551 Winchester Avenue and 108 Starr Street (the “Properties”), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on October 1, 2018, and amended on December 17, 2018, and again amended November 4, 2021, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6<sup>th</sup>, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from “ November 4, 2022 unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders”.