

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

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 in the amount of \$750,000 and to partner with ART CT to support environmental remediation of the property located at 112 Chapel Street.

Submitted by: Economic Development Administration

REPORT: 1630-15

BACKGROUND

ART CT 770 LAND, LLC acquired the former Von Roll site at 128-166 Chapel Street in 2019 and moved its affiliated business, Art to Frames there from Brooklyn, NY in 2020. ART CT is proposing to acquire the City's adjacent 25,000 square foot lot at 112 Chapel Street, aka Redevelopment Parcel A in the City's River Street Municipal Development Project Plan area, to develop as a parking lot which will support its proposed 10,000 square foot expansion of its plant.

Environmental investigations conducted by both Facility Support Services and, more recently, Tighe & Bond, have indicated that remediation of the site will be needed prior to construction of the parking lot and building Project. Remediation will include removal of soil and debris impacted with PCBs, lead and oil due to the historic operations on the site, which will be backfilled with clean fill material and paved to cap contaminant levels acceptable under the Connecticut Remediation Standard Regulations.

The City has the opportunity to obtain up to \$750,000.00 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct said remediation project.

Art to Frames plans to hire an additional 15-20 people to supplement its current staff of 80 people once the Project is completed.

PLANNING CONSIDERATIONS

This grant proposal is aligned with the City comprehensive plan from the standpoint of:

- Creating compatible land use development with the character of the surrounding area;
- Creating jobs;
- Clean and protect environmentally sensitive areas;
- Reduce brownfields within the City;
- Encourage environmental justice; and
- Increase economic activity; while
- Increase the tax base.

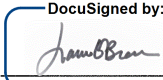
The proposal further aligns with the State of Connecticut's Department of Economic and Community Development's goals of:

- Helping to eliminate brownfield properties by promoting smart growth principles;
- Strengthening public/private partnerships;
- Supporting existing businesses and attracting new businesses and jobs; and
- Promoting Connecticut industries and businesses here within the State.

ADVICE

Authorization of this grant application aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: April 19, 2023
Leslie Radcliffe
Chair

ATTEST:  DocuSigned by:
April 24, 2023 | 9:31 AM EDT
E71FA1E41A27483...
Laura E Brown
Executive Director, City Plan Department