

**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 \$200,000 and to partner with Ronsal Limited Partnership to support environmental remediation of the property located at 135 Fulton Terrace.

**Submitted by:** Economic Development Administration

**REPORT:   1630-16**

**BACKGROUND**

Ronsal Limited Partnership acquired the vacant 0.73-acre lot located at 85 Kendall Street in the New Haven Port District in 2000. Ronsal is proposing to acquire the adjacent vacant 0.55-acre lot located at 135 Fulton Terrace from the New Haven Port Authority in order to construct a 30,000 square foot warehouse to accommodate the needs of Gateway Terminal. Gateway expects to create several new jobs once the warehouse space becomes available.

Environmental investigations conducted by Triton Environmental have indicated that remediation of the site will be needed prior to redevelopment of the properties.

The City of New Haven has the opportunity to obtain up to \$200,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct said remediation project.

**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.

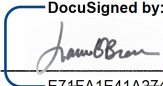
The proposal further aligns with the State of Connecticut's Department of Economic and Community Development's goals of:

- 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