



Justin Elicker  
Mayor

**New Haven Development Commission**  
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Michael Piscitelli  
Economic Development  
Administrator

**Minutes**  
**Regular Meeting**  
**Wednesday, January 11, 2023**  
**Virtual Zoom-Based Meeting**

**COMMISSIONERS PRESENT:**

**Miguel Pittman (Vice-Chair)**  
**Sarahi Jordan-Vega**

**City Staff Present:**

Michael Piscitelli, Economic Development Administrator  
Ginny Kozlowski, EDC of New Haven  
Carlos Eyzaguirre, Deputy Economic Development Administrator  
Malachi Bridges, Economic Development Officer

**Guests:**

Liese Klein, New Haven Biz  
Mary O'Leary, New Haven Register  
Dan McLeggon, CivicPlus  
Douglas Hausladen, Executive Director of New Haven Parking Authority  
Frank Caico, Vice President for Development of Spinnaker  
Josh Parker, Ancora  
Ursuala Powidzki, Ancora  
Peter Calkins, Ancora

**Call to Order:** Meeting was opened at 8:31 am by Mr. Eyzaguirre.

**Approval of the Previous Minutes**

Minutes were tabled due to lack of quorum.

**Square 10/Ancora Project**

-Mr. Piscitelli opens with a general overview of the meeting, starting by highlighting the importance of 275 South Orange St. (the former Coliseum Site) within the Downtown Crossing Redevelopment project. He then speaks on New Haven Development Commission (NHDC) and intentions to recruit more commissioners, as there are other large projects in the pipeline over which the NHDC has regulatory purview and require attention and voting, like Downtown, River St., and Mill River.



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-Mr. Piscitelli hands the meeting off to Mr. Eyzaguirre, who tables the minutes due to quorum and then discusses the NHDC meeting schedule, confirming attendees that the selected dates do not conflict with holidays.

-Mr. Eyzaguirre introduces the Square 10 project and gives a brief overview of the site and its history. He then expresses excitement when discussing the Ancora team, who are constructing Phase 1C of the development – a medical lab building for the City’s burgeoning Bioscience market. The former Coliseum site has the potential to bring transformative growth to the City and City staff is happy companies like Ancora and LWLP New Haven LLC are contributing to such growth.

-Then, Mr. Eyzaguirre turns the meeting over to Mr. Piscitelli, who provides more context on the large site plan visual of the Square 10 Project, pointing out the different sections: Phases 1A, 1B, and 1C. And then Mr. Piscitelli notes that Square 10 is moving to the next phases of regulatory approvals, like the City Plan Commission at the end of month – he noted that Commissioners are encouraged to attend that meeting as well.

-Mr. Piscitelli hands the meeting to Peter Calkins from Ancora, who before speaking to Ancora’s history and technical detail of the phase 1C medical lab, passed it Frank Caico from Spinnaker, who spoke to the status of the Phase 1A and 1B development of Square 10.

-Mr. Caico quickly details that 1A will consist of a mixed-use building with 200 residential apartments over 16,000 sf of retail space, ground floor parking for 35 vehicles, and public space amenities, such as public plaza and retail laneway.

-Next to it is Phase 1B, which will consist of a parking garage for 650 vehicles and a wraparound apartment building of 75-100 more units. The location for Phase 1B bisects Phase 1A between South Orange and State Street. Mr. Caico finishes by noting they just broke ground on construction before the holidays and confirms that we will start seeing increasing activity in terms of site work, ground improvements, and the erection of concrete foundations, which comprises the first two levels of the building by February. The superstructure will start construction by late spring or early summer. Then he turns it back to Mr. Calkins.

-Mr. Calkins notes that both phase 1A and 1B have fairly similar pathways and are both up for City Plan approval next week. Similarly, he notes the development schedule of both are slated to begin the summer or early fall, which depends on how well they time the construction of the two buildings together. Both have a target completion year of 2025.

-Then Mr. Calkins introduces Ursula Powidzki from Ancora to describe the company and its process when considering which markets to enter.

-Ms. Powidzki recount her organization’s history while expressing her fondness for New Haven. She accentuates that Ancora, though only 4 years old, is different from other real estate development companies as they don’t just focus on real estate, but also on relationship building with anchor organizations, like academic, medical, and government institutions.

-Ms. Powidzki continues by highlighting Ancora’s investment in company and market research.

Looking at the activities of potential partner institutions, Ancora assists entities with commercializing their outputs and generating economic growth for the company, both in terms of head count, portfolio, and access to capital.

-Ms. Powidzki finishes her section by revealing what drivers attract Ancora to a market, such as what’s happening, population growth, economic drivers, the quality of the public sector and their ability to work with the private sector as well as the types of community development projects going on in the immediate area that really support the project. Ms. Powidzki notes that Yale’s success with bringing life science companies to New Haven was a major driver for Ancora’s attention, but also New Haven’s growth, economic activity, and concentration of academic institutions.

-Mr. Calkins takes back the meeting and starts speaking on the technical detail of the proposed medical lab building at the Square 10 site. Highlighting its ideal placement, Mr. Caulkins refers to the location as prominent because it’s right off the highway – the first building people see and it’s proximate to all the advantages of Downtown and also the Yale New Haven Hospital medical campus. The curved-edge 11-story building (9-stories of occupiable space & 2-stories of mechanical

penthouse) matches the design and height of the Knights of Columbus building to create a symmetrical accent to the architectural ecosystem that already exists in the area. Mr. Calkins notes the importance of public outdoor space, and each of the nine floors will have access to an outdoor balcony, with the ninth floor having the largest.

-Then, Mr. Calkins speaks on the 1B project, specifically the Parking Garage, noting that it won't be a regular parking garage, but one that is interactive, fun, and interesting as viewed from this important public face. Much like the parking garage, Mr. Calkins assures attendees that the lab and other buildings will be public facing and interactive, leveraging their ground level, which consists of parking, retail, a café that faces the retail laneway, bike storage, and a small fitness area. According to Mr. Calkins, the open facing ground floor design is intentional to create interaction between what's going on inside the building, and what's happening outside the building as well as in the public zones.

-Finally, Mr. Calkins, shows his appreciation for the architectural teams behind this construction: world renowned architecture firm Pelli Clark Pelli of New Haven and the Boston Office of Jacobs, which is a firm that that has deep experience in life science building projects.

### **Economic Development Updates**

-Mr. Eyzaguirre begins the section on the American Rescue Plan, which released a variety of programs this fall that were deliberated on and approved by the Board of Alders in Summer 2022 including the Neighborhood Commercial Cleanup of Kimberly Square, Mill River, & Hill North (Daggett, Congress, and Davenport). The RFP has closed, and awards will be disbursed soon.

-Next, Mr. Eyzaguirre spoke on the ARPA-funded Career Pathways programming. \$8M of ARPA funding for Career Pathways was approved by the Board of Alders funds including funding existing Career Pathways providers with \$100,000 grants to expand, improve, or assist their current programming in vocational training for youth and young adults. The RFP is closed, and respondents have been selected and will be announced within the next week or so.

- Finally, Mr. Eyzaguirre spoke on another ARPA Career Pathways initiative, the Strategic Planning RFP, to solicit a vendor to lead our planning and implementation of and overarching Career Pathways strategy and a potential academy.

-Mr. Piscitelli then highlights the strength of New Haven's Housing Market including New Haven's impressive stats on new housing permits, where New Haven leads the state and has been doing so for years. He follows with referencing residential buildings currently in the construction pipeline, such as 201 Munson Street, Chapel/Orange, Chapel Mid-Block, 19 Elm Street, 500 Blake Street, 275 Orange St Ph 1A, 455 Howard Avenue (Today's Groundbreaking Event for an owner occupied 2-family home that will result in both home ownership and affordable rental opportunities). Mr. Piscitelli finishes by speaking to rising interest rates, which may impact the construction output or speed of project delivery , both of which negatively impact already struggling residents.

-To ensure these projects are moving forward as planned and in a responsible manner, Mr. Piscitelli requests that commissioners and attendees notify the City of any issues or practices, such as violation of traffic or construction site safety, which will prompt the attention of City's Public Space Inspectors.

-Mr. Eyzaguirre closes this section by quickly mentioning the Recent Business Starts and Grand Openings, such as the Cambria Hotel, which was a developed via City of New Haven DLDA ("Continuum" site & size and uses are consistent with the DLDA); the woman-owned, CT-grown brunch restaurant, the Place2Be, who worked with the City to do a major façade improvement on their new location on Elm Street and Valentino's Tailor Shop who relocated from Hamden to New Haven and also worked with the City to do a facade improvement at its new location on Grand Avenue.

### **Questions/Discussion**

-Mr. Piscitelli thanks Mr. Caulkins and the Ancora team, opening the meeting for questions before economic updates. While there was only one question asked by Dan McLeggon regarding the proposed location of the loading docks at the lab and its potential to block or clutter public and pedestrian rights of way.

-Mr. Calkins responds that the conceptual plan displayed in the meeting was an older version, so it excluded the new proposed location of the loading dock, which is closer to the alleyway between the garage and the lab.

-Ms. Sarahi Jordan mentions she has no question but wishes to congratulate Ancora and the City's Economic Development Administration for assisting and contributing to the growth she has witnessed. Ms. Virginia Kozlowski seconds Ms. Jordan's congratulatory words, mentioning that her offices at the Economic Development Corporation are on 28 Orange St which is very close to the Square 10 site and she is excited to be seeing so much progress.

-Mr. Piscitelli, in response, expresses his appreciation for the two comments, noting that it's an honor for he and the technical team to be recognized for their devotion and work thus far. Mr. Piscitelli then moves to the Economic Development Updates section.

**Adjournment:**

Mr. Eyzaguirre adjourned the meeting. at 9:14 am.