

# New Haven Development Commission

May 10, 2023

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**CITY OF NEW HAVEN**  
JUSTIN ELICKER, MAYOR  
BOARD OF ALDERS

**TOGETHER**  
**NEW HAVEN**

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# Agenda

1. Welcome
2. Approval of Minutes
3. River Street MDP – Current Projects
4. Economic Development Updates
5. Questions/Discussions

# River Street MDP

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**ArtsToFrames (115 River Street)**



**198 River Street**



## ArtToFrames (ATF):

- Bought the former Von Roll property at 128-166 Chapel Street in 2019
- Provides rapid framing and customized home decoration services
- Currently employs 80 people
- Wants to accommodate additional business expansion:
  - ATF proposes to acquire the 26,252-square-foot City-owned lot at 112 Chapel Street
  - Purpose: Additional business parking and loading space for a 10,000-square-foot warehouse to be built on adjacent ATF-owned lot at 128 Chapel Street
  - The City proposes to secure a DECD Brownfields Grant to clean it up
- Contingent on receiving ~\$700,000 DECD Brownfields Grant
- When the building addition is complete, ATF expects to hire an additional 15-20 people

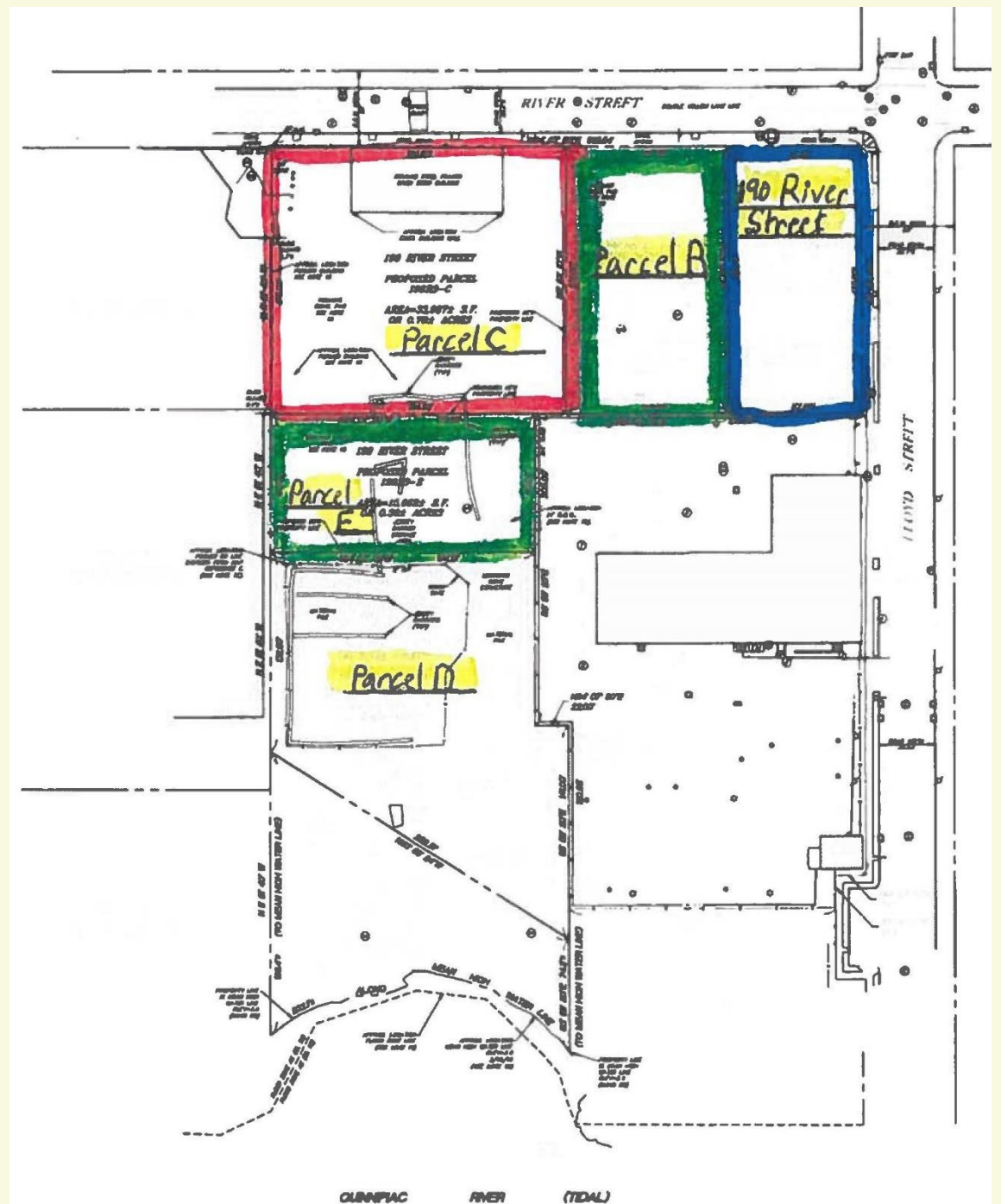


## 198 River Street:

- Bigelow Square renovated the 7,000-square-foot building at the corner of River and Lloyd Streets, now known as 190 River Street, and leased it to Armada Brewing in 2022 for use as a taproom and micro-brewery.



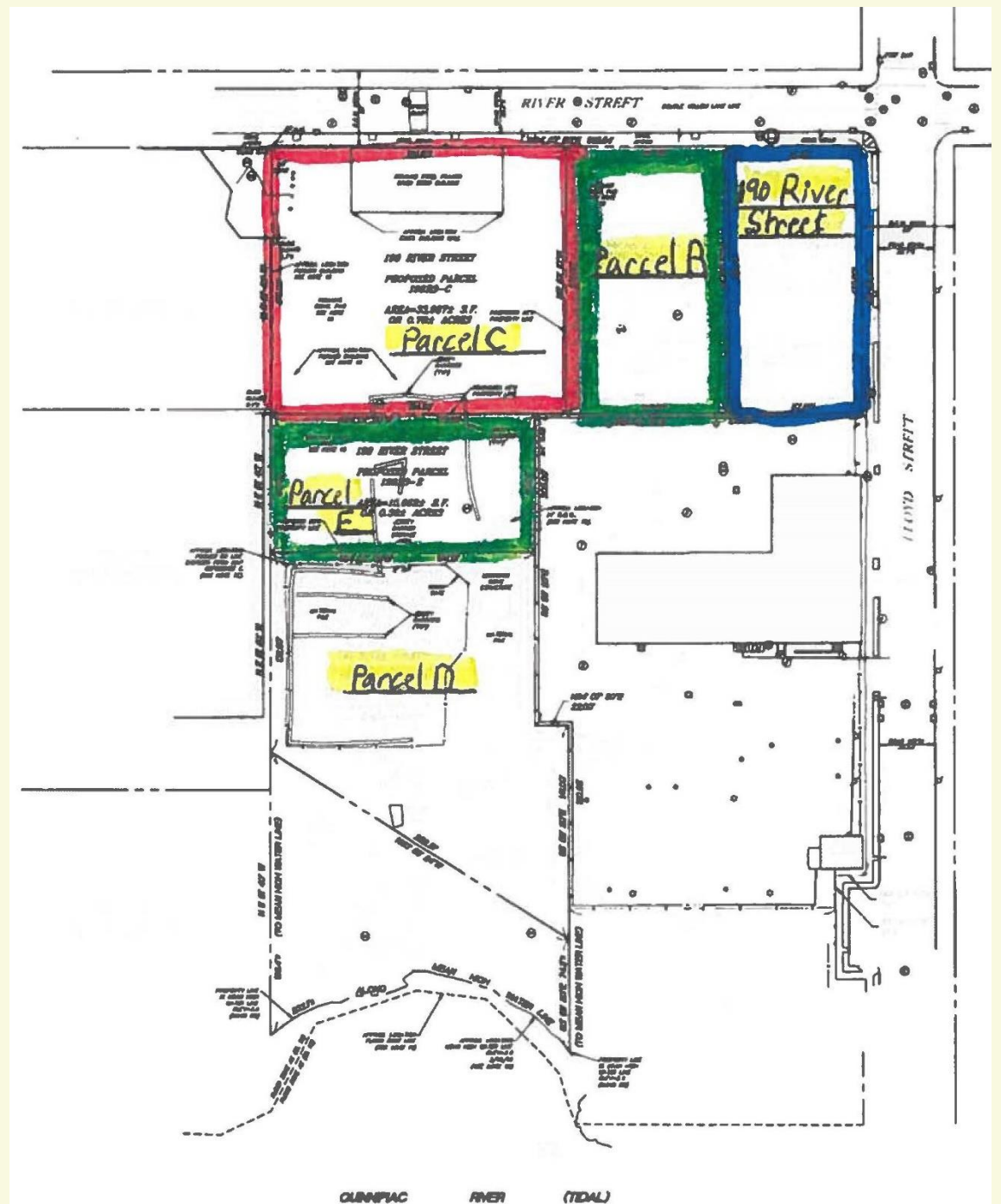
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## 198 River Street:

- Declining building conditions and flood zone regulation restrictions have resulted in the 2022 demolition of several of the historic Bigelow Boiler buildings.
- The City intends to demolish the last building, known as Building Two, to facilitate redevelopment of much of the remaining Bigelow Boiler property by Bigelow Square:
  - The City has been awarded \$646,500 from DECD to remediate Parcel C and has requested an additional \$323,250 to supplement the City's planned expenditure of roughly \$400,000 of its own resources to complete remediation.
- Bigelow now is proposing to acquire much of the remainder of the site for redevelopment:
  - Parcel C: Construction of an approximately 12,000-square-foot light industrial/commercial building on the 34,000-square-foot Building Two site.
  - Parcel B: Construction of a parking lot on the 19,000-square-foot site to serve Armada Brewing customers and the tenants of the new building of the adjacent Parcel C. Bigelow will enter into a long-term lease with the City due to cost-prohibitive full cleanup costs.
  - Parcel E: This 15,500-square-foot parcel will be devoted to appropriately-stored materials and equipment for Capasso Restoration which is located at the adjacent property at 34 Lloyd Street. It also will be leased by the City to Bigelow Square.

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# Questions & Answers

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# Economic Updates

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Economic Development  
Administration

**TOGETHER**  
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# American Rescue Plan



**Youth  
Engagement  
& Early  
Childhood**



**I'm Home  
Initiative**



**Wealth  
Creation  
& Economy**

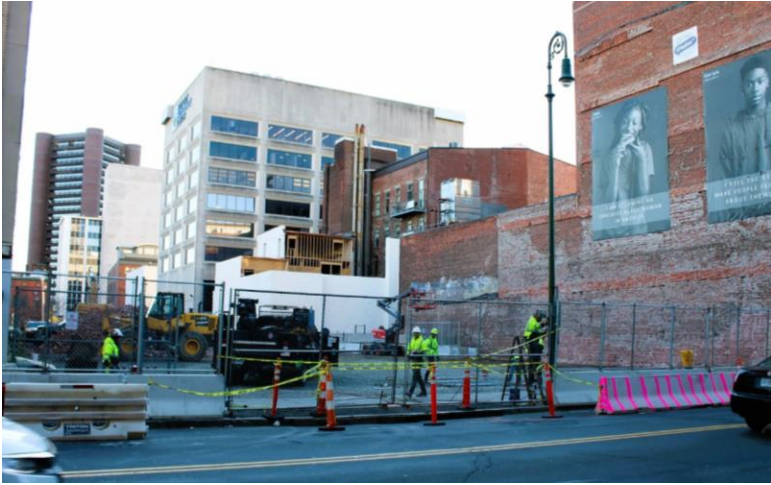


**Career  
Pathways**



**Climate  
Emergency**

# Mid-Block Corner Block



**Groundbreaking for Mid-Block Corner Block on 4/20/23**





**New Haven's Next Night Market – Set to take place this Friday, May 12, 2023 | 5-10 PM in the 9th Square Neighborhood.**

# Recent Business Starts



Hustler's Vibe



Tikkaway





TWEED  
NEW HAVEN  
AIRPORT

**Avelo Summer Destinations: Return of Direct Flight from New Haven to Orlando and 2 new FL flights added: Melbourne and Daytona Beach**

# American Rescue Plan Updates

## **1 - Neighborhood Commercial Clean-up**

*Contract is signed and Cerilli set to start this week!*

## **2 – Land Bank**

*Meetings held with Affordable Housing Commission & CT Bar Association*

## **3 – I'm Home Supplement**

*\$5M to cover affordable housing projects (gap financing).*



# New Haven Top 52 Places to Visit: CONVENING

New Haven is Awesome!



We Love our City & each other

ACTION >>>



We ARE CULTURAL CAPITAL

PROMOTE



We welcome everyone



THE WORLD IS SHINING ON NEW HAVEN



THIS IS A JOURNEY



A MOMENT IN TIME COMES ALONG ONLY SO OFTEN

SUSTAINABILITY & COLLABORATION



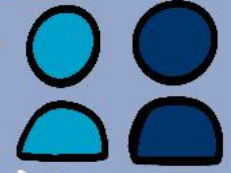
CULTURAL TOURISM



COLLABS

HIGHLIGHT & CREATE CONNECTIONS

SOLIDARITY



BUILDING PARTNER

REFLECT ON OUR GIFTS

INVEST

HONOR SOCIAL INTELLIGENCE

INCREASED WORKFORCE

CELEBRATE

NEW HAVEN IS AN INFINITE SPEAR





# Thank You / Discussion

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