

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor, Budget Director, or Controller to enter into a one year commercial lease agreement and execute any amendments that may arise, with Gateway Partners, LLC for the City of New Haven Health Department Offices and Public Health Clinic, in the amount not to exceed two hundred forty-two thousand and eight hundreds forty four (\$242,844) and for a period of July 01, 2023 to December 31, 2023.

Submitted by: New Haven Office of Management & Budget

REPORT: 1632-13

ADVICE: Approval

BACKGROUND

The City of New Haven is seeking to execute a six-month commercial lease with Gateway Partners LLC in an amount of \$242,844 (Base rent + Pro Rata annual) for the Health Department office space at 54 Meadow Street in New Haven. The previous lease was a one-year lease that fully expires on June 30, 2023. The funds for the lease were appropriated by the Board of Alders in the fiscal year 2023-24 budget under the Department of Finance. Based on negotiations with Gateway Partners, there is no change in the monthly pricing for FY 2023-2024 when compared to FY 2022-2023.

Category	FY 2021	FY 2022	FY 2023	FY 2024
Base Rent	\$358,420.8	\$365,588.48	\$394,835.56	\$242,844
Monthly Cost	\$29,868.34	\$30,465.71	\$32,902.96	\$32,902.96
Square Footage	17,380	17,380	17,380	17,380
Per Sq. Foot	\$20.62	\$21.04	\$22.68	\$22.68
Pro Rata Soft/Hard	\$3,436.34	\$3,505.07	\$3,785.48	\$3,785.48

****Base Rent is monthly rent + Pro Rata/Soft Hard times six months**

The City is entering into a six-month lease based on the timeline provided to OMB by the City Engineer. As previously discussed, the Health Department is slated to move into the office space located at 424 Chapel Street. If any changes are required in the timeline, the City will negotiate an amended agreement with Gateway partners.

PLANNING CONSIDERATIONS

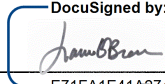
This grant proposal is aligned with the City Comprehensive Plan because it will further Comprehensive Plan goals to:

- Build on New Haven's excellent institutions of education, research, and health care

ADVICE

Approval. Authorization of this grant application aligns with the City's Comprehensive Plan goals.

ADOPTED: June 21, 2023
Leslie Radcliffe
Chair

ATTEST:  June 23, 2023 | 12:23 PM
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Laura E Brown
Executive Director, City Plan Department