

## CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	E-mailed Cover letter & Order

### **IN ADDITION [IF A GRANT]:**

<input checked="" type="checkbox"/>	Notice of Intent
<input checked="" type="checkbox"/>	Grant Summary
<input checked="" type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: June 21, 2024

Meeting Submitted For: July 1, 2024

Regular or Suspension Agenda: Regular

Submitted By: Michael Piscitelli, Economic Development  
Administrator

### Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT PURSUANT TO THE URBAN ACTION GRANT PROGRAM IN THE AMOUNT OF \$5,000,000 FOR PLANNING AND REDEVELOPMENT AND PUBLIC INFRASTRUCTURE PURPOSES WITH RESPECT TO THE MILL RIVER DISTRICT

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Coordinator's Signature: MDL

Controller's Signature (if grant): \_\_\_\_\_

Mayor's Office Signature: \_\_\_\_\_

Call (203) 946-7670 or email [bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov) with any questions.





Justin Elicker  
Mayor

**City of New Haven**  
**Office of the Economic Development Administrator**  
**165 Church Street**  
**New Haven, Connecticut 06510**



Michael Piscitelli, AICP  
*Economic Development  
Administrator*

June 21, 2024

The Honorable Tyisha Walker-Myers, President, Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

**RE: RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT PURSUANT TO THE URBAN ACTION GRANT PROGRAM IN THE AMOUNT OF \$5,000,000 FOR PLANNING AND REDEVELOPMENT AND PUBLIC INFRASTRUCTURE PURPOSES WITH RESPECT TO THE MILL RIVER DISTRICT**

Dear Honorable President Walker-Myers:

Thank you for your ongoing support of economic and community development initiatives citywide. With this Communication, the City of New Haven (the "City") is looking to advance the revitalization of the Mill River District in part through planning and redevelopment activities and in part through investments in public infrastructure. The Mill River District comprises over 200 acres of land along both banks of the Mill River. About 3,000 jobs in sectors such as food processing and distribution, design and construction support, precision manufacturing, and other diverse commercial ventures are encompassed within the Mill River District.

Recognizing the passage of time since the adoption of the Mill River Planning Study in 2014, the City hosted a community meeting in April which served as a launch point for future investments not only in economic development but also affordable housing, retail/amenity and coastal resilience. With Urban Act support, the City would have the ability to move forward as opportunities arise either through further investments in the Mill River Trail, acquisition of dormant or underutilized property or providing support for affordable housing and mixed-income developments which would add vibrancy to the area. As with many other Urban Act awards, the Connecticut Department of Economic and Community Development will administer the grant, and the City is grateful for their support of this project.

I look forward to discussing potential opportunities for the Mill River District in more detail at the committee hearing. Thank you for your consideration of this matter.

Sincerely,

Michael Piscitelli  
Economic Development Administrator

cc:

Justin Elicker, Mayor

Barbara Montalvo, Office of the Mayor

Albert Lucas, Office of Legislative Services

file

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT PURSUANT TO THE URBAN ACTION GRANT PROGRAM IN THE AMOUNT OF \$5,000,000 FOR PLANNING AND REDEVELOPMENT AND PUBLIC INFRASTRUCTURE PURPOSES WITH RESPECT TO THE MILL RIVER DISTRICT

WHEREAS, the Mill River District (the "District") is a neighborhood of New Haven (the "City") consisting of approximately 200 acres of land located on both banks of the Mill River, roughly bounded by I-91 to the north and west, I-95 to the south, and the residential areas of Fair Haven to the east; and

WHEREAS, a 2013 study by Utile, Inc. and Ninigret Partners carried out on behalf of the City estimated that over 38% of the land in the District is vacant or underutilized in terms of promoting jobs and industrial activity; and

WHEREAS, the City proposes to revitalize the District through a three-phase process consisting of (i) property acquisition to support the redevelopment of blighted and dormant properties within the District, (ii) public infrastructure investments for coastal resilience, green infrastructure and completion of the Mill River Trail south of Grand Avenue, and (iii) planning, pre-development and the provision of gap financing to support the redevelopment efforts with a focus on housing developments; and

WHEREAS, pursuant to Section 4-66c of the Connecticut General Statutes, the Connecticut Department of Economic and Community Development (the "State") is authorized to extend financial assistance through the Urban Act Grant Program to improve and expand state activities which promote conservation and development and improve the quality of life for urban residents of the State; and

WHEREAS, the Project is consistent with said criteria for the use of financial assistance made available pursuant to the Urban Act Grant Program; and

WHEREAS, it is desirable and in the public interest that the City make an application to the State under the Urban Act Grant Program for the sum of Five Million Dollars and Zero Cents (\$5,000,000.00) and to work with the State in order to develop a mechanism in order to execute the Project.

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Alders that:

- 1). It is cognizant of the conditions and prerequisites for State assistance imposed by Section 4-66c of the Connecticut General Statutes.
- 2). That the filing of an application for State financial assistance by the City of New Haven in the amount of Five Million Dollars and Zero Cents (\$5,000,000.00) is hereby approved (the "Application"), and that Justin Elicker, Mayor of the City of New Haven, is hereby authorized and directed to execute and file the Application with the State, to provide such additional information as may be required, to execute such other documents as may be

required in the Application process, to execute an Assistance Agreement with the State for financial assistance (if such an agreement is offered) in the amount of \$5,000,000.00 or such lesser amount (if any) as may be offered by the State (which Assistance Agreement may include an indemnification of the State and/or appropriate agencies of the State), to execute any amendments, rescissions, and revisions thereto, and to act as the authorized representative of the City with respect to all other matters pertaining to the Application.

3). It is affirmed that the City will work with the State with respect to the development of a suitable mechanism to best execute the Project.

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS**

TO (list applicable alders of):

**Alder Ellen Cupo, Alder Caroline  
Smith, Alder Sarah Miller, Alder Jose  
Crespo, Alder Frank Redente**

**WARD # 8, 9, 14, 15, 16**

**DATE: June 21<sup>th</sup>, 2024**

**FROM: Department/Office** Office of Economic Development  
**Person** Michael Piscitelli **Telephone** 203.946.2867

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT PURSUANT TO THE URBAN ACTION GRANT PROGRAM IN THE AMOUNT OF \$5,000,000 FOR PLANNING AND REDEVELOPMENT AND PUBLIC INFRASTRUCTURE PURPOSES WITH RESPECT TO THE MILL RIVER DISTRICT

Check one if this an appointment to a Board or Commission:

- ☐ Democrat
- ☐ Republican
- ☐ Unaffiliated/Independent/Other \_\_\_\_\_

### **INSTRUCTIONS TO DEPARTMENTS**

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.





## FISCAL IMPACT STATEMENT

**DATE:** July 21, 2024

**FROM (Dept.):** Office of Economic Development

**CONTACT:** Michael Piscitelli **PHONE** (203) 946-2867

**SUBMISSION ITEM (Title of Legislation):**

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT PURSUANT TO THE URBAN ACTION GRANT PROGRAM IN THE AMOUNT OF \$5,000,000 FOR PLANNING AND REDEVELOPMENT AND PUBLIC INFRASTRUCTURE PURPOSES WITH RESPECT TO THE MILL RIVER DISTRICT

**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
<b>A. Personnel</b>	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	
<b>B. Non-personnel</b>	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$5,000,000.00	
3. Annual	\$0	\$0	\$0	

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO ☐  
YES ☒

1. One-time \$5,000,000.00  
2. Annual

**Other Comments:**



**NOTICE OF INTENT**

**NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT  
AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN  
DURING THE PERIOD:**

June – July, 2024

**PROGRAM NAME:** Urban Act Grant Program, DECD, State of CT

**( X ) NEW                      (   ) CONTINUATION**  
**(Check One of the Above)**

**FUNDING LEVEL AVAILABLE TO PROJECT:**     \$5,000,000.00

**FUNDING SOURCE:** Bond Commission via Urban Act Grant Program

**PURPOSE OF PROGRAM:** To provide a grant-in-aid to the City of New Haven to support property acquisition, public infrastructure, and housing development as part of the Mill River Municipal Development Plan.

**BRIEF SUMMARY OF CITY'S PROPOSAL:** The City of New Haven is seeking a \$5.0M Urban Act grant to revitalize the Mill River District.

**MATCH REQUIREMENT FROM GENERAL FUND (if any):** None

**ALLOWABLE INDIRECT COST:** None

**DEPARTMENT SUBMITTING APPLICATION:** Office of Economic Development

**CONTACT PERSON:** Carlos Eyzaguirre, [ceyzaguirre@newhavenct.gov](mailto:ceyzaguirre@newhavenct.gov)

**DATE:** June 24, 2024



GRANT SUMMARY	
<b>Grant Title:</b>	State of Connecticut Urban Act Grant: New Haven Mill River Municipal Development Plan & Implementation
<b>MUNIS #:</b>	<b>FDA # or State Grant ID #:</b> N/A
<b>City Department:</b>	Office of Economic Development
<b>City Contact Person &amp; Phone:</b>	Carlos Eyzaguirre, 203.946.5761
<b>Funding Level:</b>	\$5,000,000.00
<b>Funding Period:</b>	FY 2024-2025 - FY 2029-2030
<b>Funding Source:</b>	Connecticut Department of Economic and Community Development, Urban Act Grant
<b>Funding Source Contact Person &amp; Phone</b>	Patricia Paesani 860-500-2415
<b>Purpose of Program:</b>	Financing to revitalize the Mill River District via planning, redevelopment and public infrastructure improvements
<b>Personnel (salary):</b>	\$0
<b>Personnel (Worker's Comp):</b>	\$0
<b>Personnel (Med. Benefit):</b>	\$0
<b>Non-Personnel (total):</b>	\$5,000,000.00
<b>Non-Personnel (M &amp; U):</b>	\$
<b>New or Renewal?</b>	New
<b>Limits on spending (e.g., Admin. Cap)?</b>	N/A
<b>Reporting requirements: Fiscal</b>	Semi-Annual
<b>Reporting requirements: Programmatic</b>	Quarterly
<b>Due date of first report:</b>	TBD

<b>Audit Requirements:</b>	State Single Audit requirement
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## EXECUTIVE SUMMARY

The Mill River District neighborhood consists of approximately 200 acres located on both banks of the Mill River and touches several neighborhoods including Fair Haven, Wooster Square and East Rock. It is also a major employment center in the city and home to approximately 3,000 jobs in a diverse array of industries. In a 2013 study, it was estimated that over 38% of the land in the Mill River District is vacant or underutilized in terms of promoting jobs, industrial activity and housing. The City is thus embarking on a project to revitalize the Mill River District through planning, redevelopment, and public infrastructure investments. The project aims to incentivize the continued revitalization of and growth towards an industrial mixed-use district as well as the creation of a compelling district identity that retains existing businesses and attracts new investments.

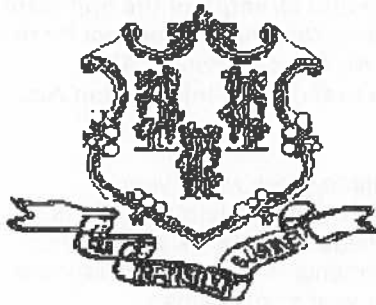
The project will consist of three main implementation phases, namely,

1. Property acquisition funding to support the redevelopment of blighting and dormant properties in the Mill River District
2. Public infrastructure investments for coastal resilience, green infrastructure and completion of the Mill River Trail south of Grand Avenue
3. Planning, pre-development and gap financing to support the project with a focus on housing developments

The City has the opportunity to obtain up to \$5,000,000.00 in funding from the Connecticut Department of Economic and Community Development's Urban Grant Act Program. The City will work with the State to develop a suitable mechanism to best execute the Project.







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## **State of Connecticut**

### **Department of Economic and Community Development**

#### ***Urban Action Grant Program***

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**Application**

# Application Instructions

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## **General Description:**

This Application is a brief outline to enable the DECD to determine the eligibility and strength of the applicant and/or project to apply for the Urban Action Grant Program. *If the entity submitting this request will not be the final recipient of the funds, please complete the slipsheet entitled "Application for Pass-through".* All information accompanying this Application is confidential and exempt from the Freedom of Information Act.

1. **Applicant Name:** List the full legal name of the applicant for financial assistance.
  2. **Address:** Mailing address where correspondence should be sent. If different from the applicant location, so indicate.
  3. **Contact Person:** If appropriate, include title.
  4. **Project Name:** Full title of project. If unsure of title, check with DECD staff.
  5. **Project Location:** Give the location where financing will be used. The municipality is the jurisdiction to whom property taxes are paid.
  6. **Federal Employer ID # and SIC Code:** Please list both numbers (if applicable.)
  7. **Form of Business/Organization:** Indicate if organization is for-profit, not-for-profit or a municipality. Attach copy of corporate certificate if applicable.
  8. **Ownership:** Indicate form of corporation if applicable. Minority or woman ownership must be 51% to be considered for this status. Minority includes a variety of categories such as racial, ethnic, gender and disability status. Check with DECD staff for confirmation.
  9. **Nature of Business/Organization:** Indicate what type of industry the business/organization is engaged in as well as the Business Activity (section B) and Type of Product or service (section C).
  10. **Gross Sales/Receipts:** Gross/Sales receipts of the organization during the last calendar or fiscal year.
  11. **Ownership and Subsidiaries:** If not practical to list every business owner, include owners holding 10% or more of the organization. If ownership of the recipient of the funds is different from the organization, please list on a separate sheet the owners of the recipient.
  19. **Employment:** Projected employment is the anticipated number of employees in the organization within 2-5 years. Please classify full-time or part-time.
  20. **Required documents:** (for pre-application phase):
    - A. **Business Plan:** Include a copy of the organization's current business plan.
    - B. **Business Financial Statements:** If available, CPA prepared financial statements for the most recent three years with 5 year projections. Otherwise, federal tax returns.
  - C. **Cash Flow:** Please include, as a part of the financial statements, a summary of cash flow covering prior year's operations.
  - D. **Payroll, Sales, Corporate Taxes** paid to Connecticut (past 3 years and projected for 5 years).
  - E. **Personal financial statements** of owners of 10% or more of the company.
  - F. **Schedule of related affiliated companies.**
  - G. **If the project involves the purchase of a business, please provide the following:**
    - I. **Purchase Agreement or memorandum** between the parties.
    - II. **Current balance sheet** of business being acquired.
    - III. **Appraisal, or estimate of value, of real estate and equipment.**
  21. **Project Narrative:** Describe the project for which funding is being requested (i.e., type of equipment to be purchased, nature of inventory and uses for working capital). For a building, include address, acres of land, building's square feet, and size of any building addition. List any tenants. If project involves refinancing, describe who will be refinanced and the purpose for the loan.
  22. **Assistance Requested:** Under "Amount of Financing Requested" specify amount and nature of assistance. For "Services Requested" identify type of service requested.
  23. **Conventional Financing:** Outline the amount and terms of any funds from conventional sources that are available to fund all, or a portion of the project. If applicable, indicate reasons for denial.
  25. **Public Disclosure:** The DECD is required by law to include in its final approval consideration the extent to which the applicant has included community and employee participation, *unless* this question is answered "Yes", and an explanation is provided.
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State of Connecticut  
Department of Economic and Community Development  
Urban Action Grant Application  
Pursuant to §4-66(c) of the Connecticut General Statutes

**SECTION I**

**APPLICANT IDENTIFICATION**

1. Applicant's Full Legal Name: Mayor Justin Elicker
2. Applicant City of New Haven
3. Contact Person: Michael Piscitelli
- Telephone: (203) 946-5335 Fax: \_\_\_\_\_
4. Project Name: New Haven Mill River Municipal Development Plan & Implementation
5. Project Location: New Haven, CT Municipality: City of New Haven
6. Federal Employer Identification # 06-6001876 SIC Code: \_\_\_\_\_

**SECTION II**

**APPLICANT INFORMATION**

**7. Form of Organization (attach copy of corporate certificate)**

- ☐ Private for Profit ☒ Municipality  
☐ Non-Profit 501(c)3 ☐ Other \_\_\_\_\_  
☐ Other non-profit

**8. Form of Ownership**

- ☐ Corporation ☐ Partnership  
☐ Proprietorship ☐ Sub-Chapter "S" corp.  
☒ Other

Date acquired/Established 1638 State where created: CT  
Minority Owned N/A Woman Owned N/A  
(Minority as defined in §32-9e sub-section 3 of Connecticut General Statutes)

**9. Nature of Business/Organization**

**A. Industry**

- ☐ Manufacturer ☐ Retailer ☐ Wholesaler  
☐ Service ☐ Construction ☐ Finance, Insurance or Real Estate  
☒ Other (Please describe) Municipality

**B. Business Activity** (e.g. research and development, production, headquarters, etc.)

**C. Type of product or service** (e.g. pharmaceuticals, computer software, etc.)

**10. Gross Sales/Receipts/Revenues**

Total Sales Receipts \_\_\_\_\_ Approximate % sales in CT \_\_\_\_\_  
Approximate % sales outside of \_\_\_\_\_ Approximate % sales outside of US \_\_\_\_\_

**11. Ownership and subsidiaries:**

Please attach as Exhibit "A" a list of the names, titles, and percent of ownership of all stockholders. If there are more than ten stockholders, list only those with 10% or more ownership. Also list all business organizations, including but not limited to, corporations, partnerships, limited partnerships, sole proprietors, trusts and syndications which are subsidiaries or affiliates of the Applicant along with their address and the nature of their interest or connection. If the Applicant is a subsidiary or affiliate, then list the owning or holding organization and all subsidiaries or affiliates. If there are none, please so indicate.

**12. Business/Organization History**

Please provide a brief description of the business/organization's history and attach. If the organization is non-profit, please state your organization's purpose.

**SECTION III****FINANCIAL INFORMATION****13. Unpaid Taxes (List any below)**

	Type	Amount	Past Due	Payment Terms
Federal				
State				
Local				

**14. Are there any outstanding, pending or anticipated claims or litigation against your business or organization?**

\_\_\_\_\_ Yes (If yes, please attach explanation)   X   No

**15. Have you ever personally declared bankruptcy or been an officer of a business or organization where bankruptcy has been declared?**

\_\_\_\_\_ Yes (If yes, please attach explanation)   X   No

**16. Have you ever received prior State financing for this project?**

\_\_\_\_\_ Yes \_\_\_\_\_ DECD \_\_\_\_\_ CDA \_\_\_\_\_ CII

  X   No      Amount Program \_\_\_\_\_ Date \_\_\_\_\_

## 17. Environmental Compliance

- A. Has any state, including Connecticut, federal administrative agency or federal court issued any order or entered any judgement to the business/organization concerning a violation of any environmental law? If yes, please include the type of enforcement action, date, jurisdiction, order/case/docket number and description of violation.

Partial Consent Order, English Station

- B. Is there any property transfer filing pending with the DEP? If yes, attach the applicable forms and responsible party's obligations.

Potentially, the MDP is in the development stage and the City will work with DECD on environmental considerations and cost estimate(s) prior to any specific acquisition.

- C. Is there any Environmental Site Assessment (ESA) conducted by any party on this site, i.e., Phase I, II or III ESA? If yes, please enclose a copy.

Yes, see above for process to work within a legacy industrial district.

## 18. OSHA Compliance

Do you have any outstanding orders from the federal Occupational Safety and Health Administration? If yes, please describe on an additional sheet and give the name, address and telephone number of the individual handling your case.

Not that I am aware of.

## 19. Employment (Full-time employment is a minimum of 35 hours per week as reported to the Department of Labor)

Present Employment		Projected Employment by end of two years		Projected Employment by end of five years	
Full time:		Full time		Full time	
Part time:		Part time:		Part time:	
Total:		Total:		Total:	

Of the present employment listed above, how many would be lost if the State did not provide the proposed funding?

Unknown

## SECTION IV

## PROJECT INFORMATION

### 20. Required Documents (Please refer to the instruction page)

- A. Business/Strategic Plan
- B. Financial statements of the Business/Organization (includes notes and projection)
- C. Cash Flow Summary for prior year
- D. Payroll, Sales, Corporate Taxes Paid to CT (past 3 years, projected for 5 years)
- E. Personal financial statement(s) (owners of 10% or more of company)
- F. Schedule of related affiliated companies
- G. Information regarding a business acquisition

## 21. Project Narrative

Please attach a brief project description including use of funds and complete the Project Plan and Budget included with this package.

The City of New Haven is seeking a \$5.0M Urban Act grant to revitalize the Mill River District ("the Mill River District"). The Mill River District is a neighborhood of the City consisting of approximately 200 acres located on both banks of the Mill River, roughly bounded by I-91 to the north and west, I-95 to the south, and the residential areas of Fair Haven to the east. It is well-located at the intersection of major northeast truck routes, the region's primary freight and passenger rail corridor, and the port. The Mill River District is home to approximately 3,000 jobs in food processing and distribution, precision manufacturing, design and construction support, specialty building supplies fabrication, and other diverse commercial enterprises. The Mill River itself is maintained as a federal navigation channel along with the Chapel Street Bridge being a moveable swing bridge, this allows access to the Gateway Terminal storage yards and commercial fishing facilities.

The goals for the revitalization of the Mill River District are highly consistent with the State of Connecticut's Responsible Growth Task Force policies, namely with the focus on redevelopment, be fair, expand housing opportunities, concentrate development, provide transportation choice, conserve natural resources, plan regionally, and increase job opportunities in appropriate locations. This plan meets these criteria by,

- Promoting the re-use and redevelopment of existing infrastructure and buildings helping to further revitalize a central city of Connecticut as well as the preservation of the historic buildings.
- Taking advantage of a central hub location to both grow and support the overall wellbeing of the East Rock, Downtown, Long Wharf and Fair Haven communities.
- Introducing new zoning to accelerate the expansion of housing opportunities for people regardless of abilities, income levels, and household types adds a level of convenience for those already working in the area and potential new employees of future business developments. For these nearby residents, future benefits may include a better integration of sections of Chapel Street and Grand Avenue, both visually and functionally, with their contiguous mixed-use segments outside of the industrial/commercial district, and improving quality of life for residents by nurturing industries and enterprises with minimal noise, pollution, or other external impacts on nearby neighborhoods, and providing living wage jobs.
- Building a resilient and modern infrastructure that supports both economic growth and a high quality of life for residents.

Consistent with past practice the City will work with CT DECD to develop a formal regulatory mechanism in the form of a Municipal Development Plan. Urban Act funding would be used toward three main plan implementation phases, namely,

1. Property acquisition funding to support the redevelopment of blighting and dormant properties in the Mill River District (\$3.0 million)
2. Public infrastructure investments for coastal resilience, green infrastructure and completion of the Mill River Trail south of Grand Avenue (1.5 million)
3. Predevelopment or Gap financing to support housing developments in the Humphrey/East and Chapel/East sections of the district (\$.5 million).

**22. Assistance Requested**

Amount of financial assistance

\$5,000,000

Services Requested:

N/A

**23. Conventional Financing**

Please describe on an additional sheet what steps, if any, you have taken to obtain financing from conventional sources.

**24. Security /Collateral for DECD State Financial Assistance (check appropriate):**

☐ Real Property      ☐ Corporate Guarantee      ☐ Machinery and Equipment  
☐ Personal Guarantee      ☐ Not Required      ☐ Other

**25. Public Disclosure**

Will informing the municipality and employee representatives of the proposed request for financial assistance prior to DECD/CDA's final approval be considered a disclosure of confidential or proprietary information or trade secret?

☐ Yes (If yes, please attach an explanation)      ☐ No

**Certification by Applicant**

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application, the financial statements or in the attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that banks, credit agencies, the Connecticut Department of Labor, the Connecticut Department of Revenue Services, the Connecticut Department of Environmental Protection, and other references are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development any and all information in connection with matters referred to in this application, including information concerning the payment of taxes by the applicant. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended. The undersigned understands that the Department of Economic and Community Development's agreement to review this application is in no way a commitment to provide funding. Such a commitment can be provided only following the approval of the application by the Department and the State Bond Commission and the execution of a contract between the applicant and the State of Connecticut. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Please be sure to include the additional attachments required.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Return to  
CT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
505 Hudson Street  
Hartford, CT 06106-7106  
Phone (860) 270-8170  
Fax (860) 270-8135



State of Connecticut  
Department of Economic and Community Development  
Urban Action Grant Application  
*Pursuant to §4-66(c) of the Connecticut General Statutes*

This application should be completed by the business/organization that will pass Urban Action Grant funds onto another entity.

1. Name \_\_\_\_\_

2. Address \_\_\_\_\_ Zip Code \_\_\_\_\_

3. Contact Person \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

4. Project Name \_\_\_\_\_ Municipality \_\_\_\_\_

5. Project Location \_\_\_\_\_

6. Federal Employer Identification # \_\_\_\_\_ SIC Code: \_\_\_\_\_

7. Form of Organization

\_\_\_\_\_ Municipality  
\_\_\_\_\_ Non-Profit 501(c) 3  
\_\_\_\_\_ Other Non-Profit  
\_\_\_\_\_ Other

Date Established \_\_\_\_\_  
Where created \_\_\_\_\_

8. Have you received prior state financing for this project?

\_\_\_\_\_ No  
\_\_\_\_\_ Yes \_\_\_\_\_ DECD \_\_\_\_\_ CDA \_\_\_\_\_ CII

Amount \$ \_\_\_\_\_ Date \_\_\_\_\_  
Program \_\_\_\_\_



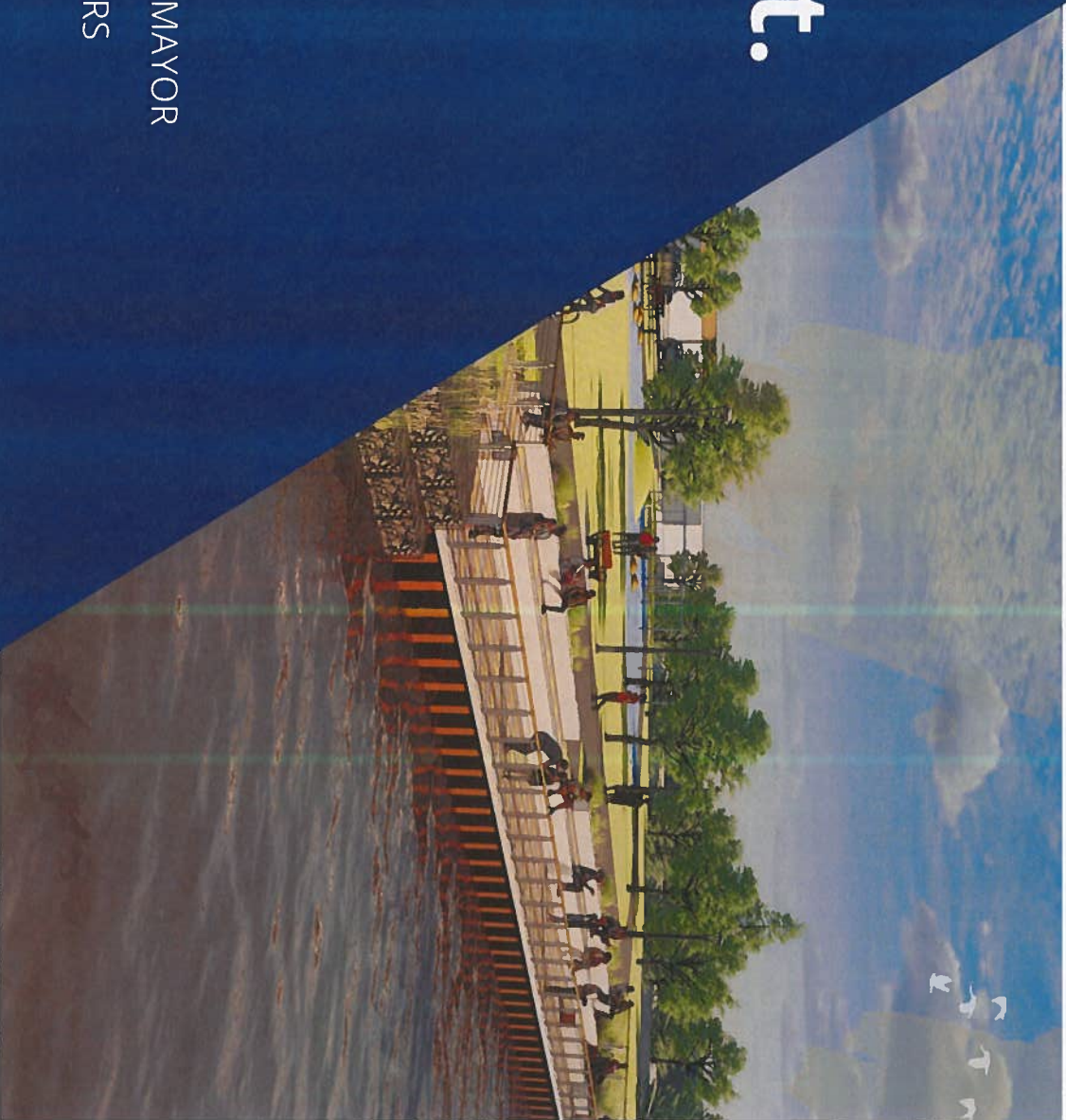
**MILL RIVER:**

# Imagine Next.

APRIL 10, 2024

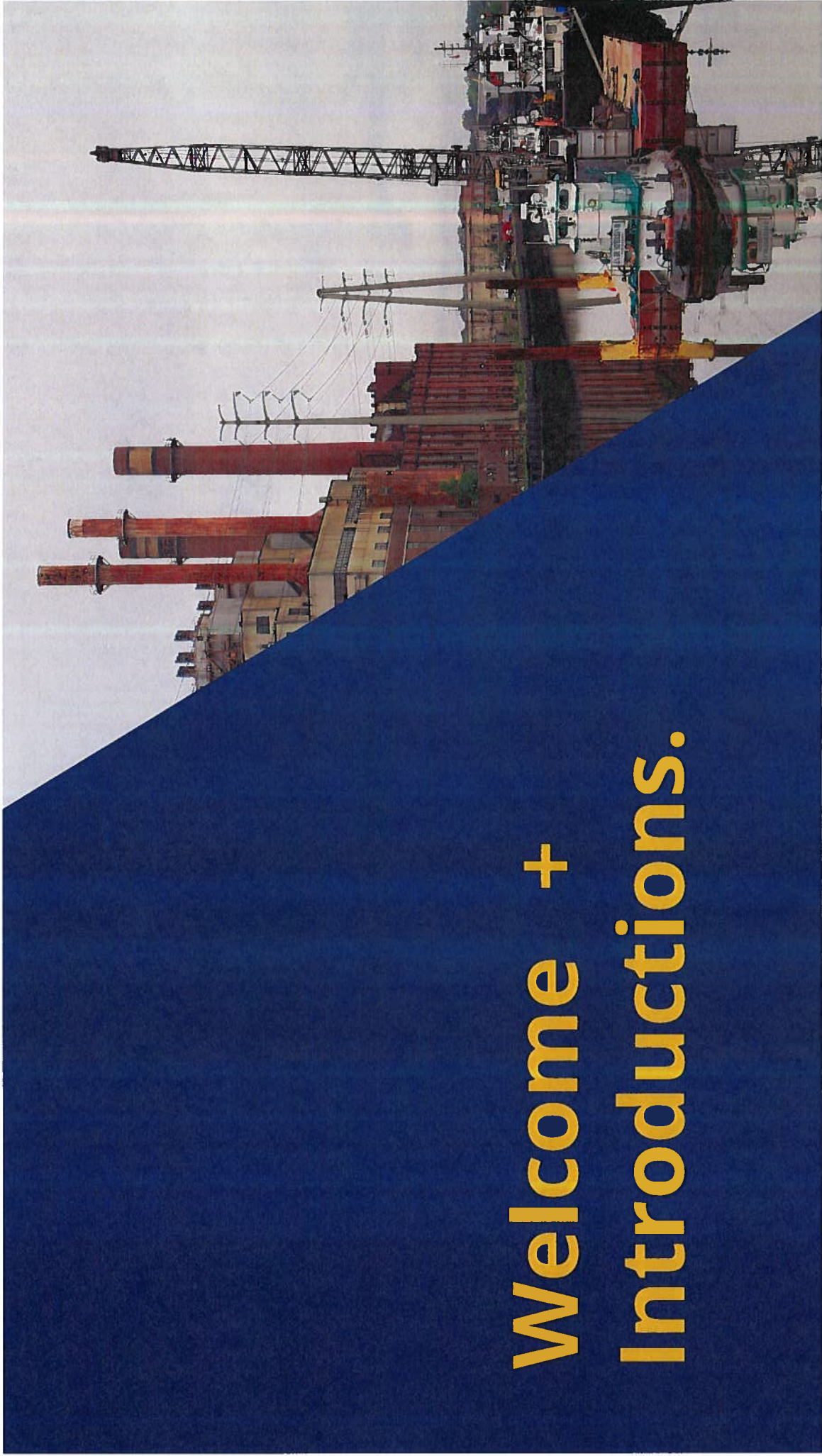
**TOGETHER**  
**NEW HAVEN**

JUSTIN ELICKER, MAYOR  
BOARD OF ALDERS





# Welcome + Introductions.



## Welcome + Introductions

**01** Reconnecting with the Community

**02** Concept Development

**03** Visioning + Discussion

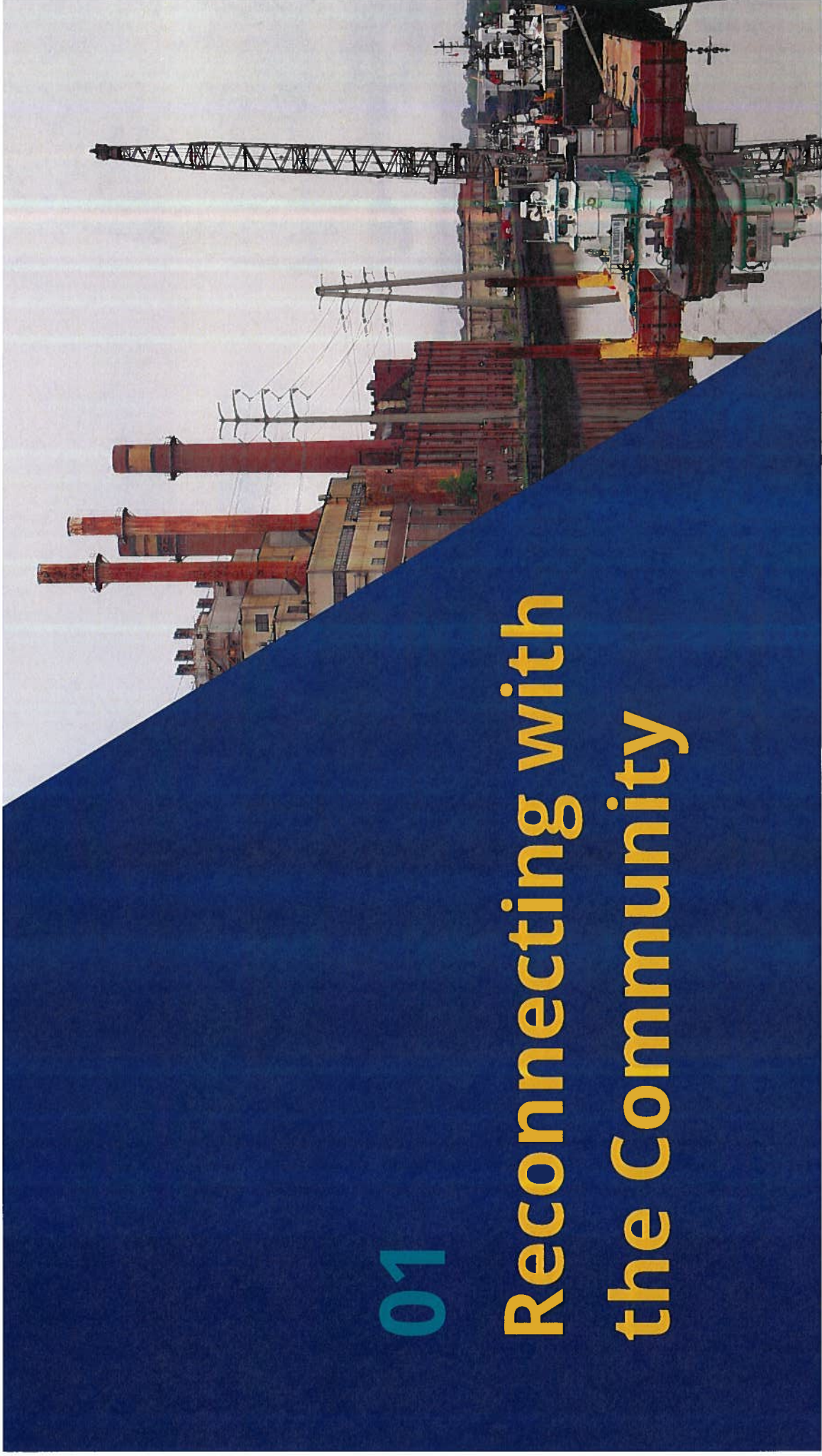
**04** Next Steps

# AGENDA.



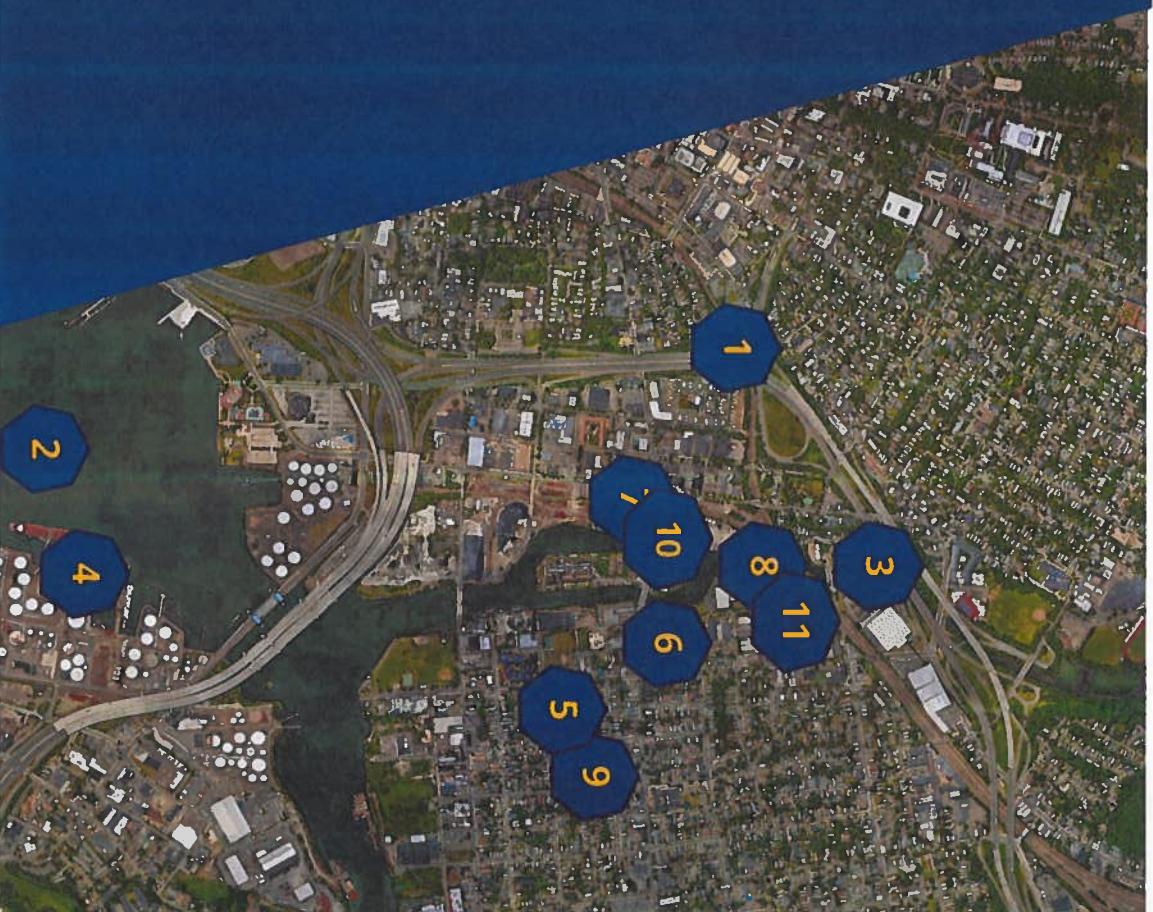
01

# Reconnecting with the Community





# Project Updates



## Housing Initiatives

- 1- Mill River Crossing
- 2- Clock Factory
- 3- 51 Mill River Street

## Commercial / Industrial

- 4- Meat King Farm / Lyman Orchards

- 5- 198 River Street

- 6- Cityseed Food Incubator

- 7- Ives Logistics Center

- 8- Laydon Construction

- 9- Arts to Frames

- 10- Luckey Climbers

- 11- Industrial Flow Solutions

## Community / Infrastructure

Mill River Trail

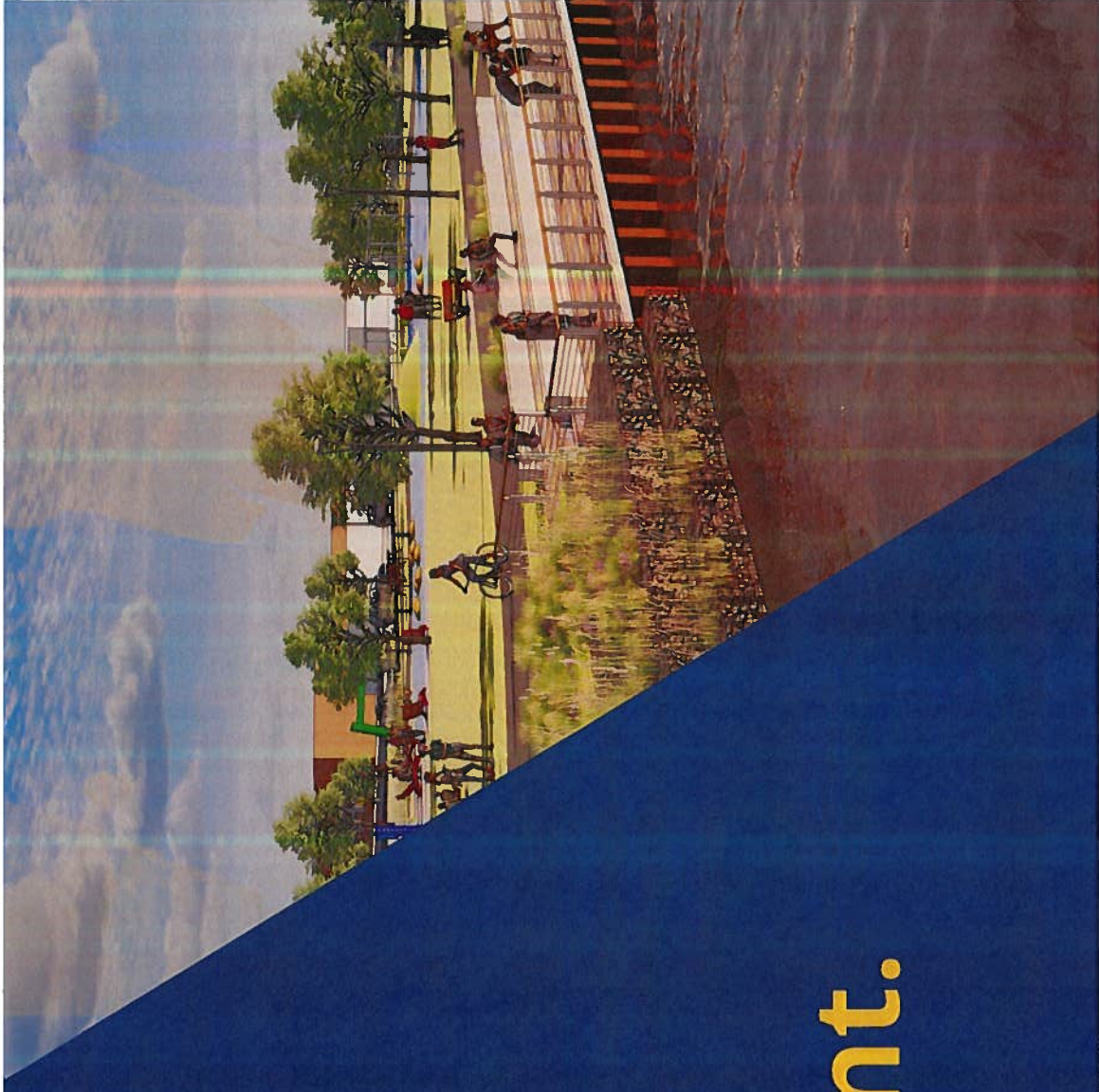
Grander" Grand Avenue

424 Chapel Street



02

# Concept Development.



## Key

### Considerations

Reassessing the  
**community**

**infrastructure** needs and  
desires of the Mill River  
and River Street Districts  
to create an  
environmentally and  
culturally sustainable  
future through community  
engagement and strategic  
planning



**Enhance pedestrian +  
multi-modal connectivity**



**Enhance recreational +  
waterfront assets**



**Identify parcels for strategic  
development**



**Create a strong sense of place  
for inclusive growth**



## Regional Context

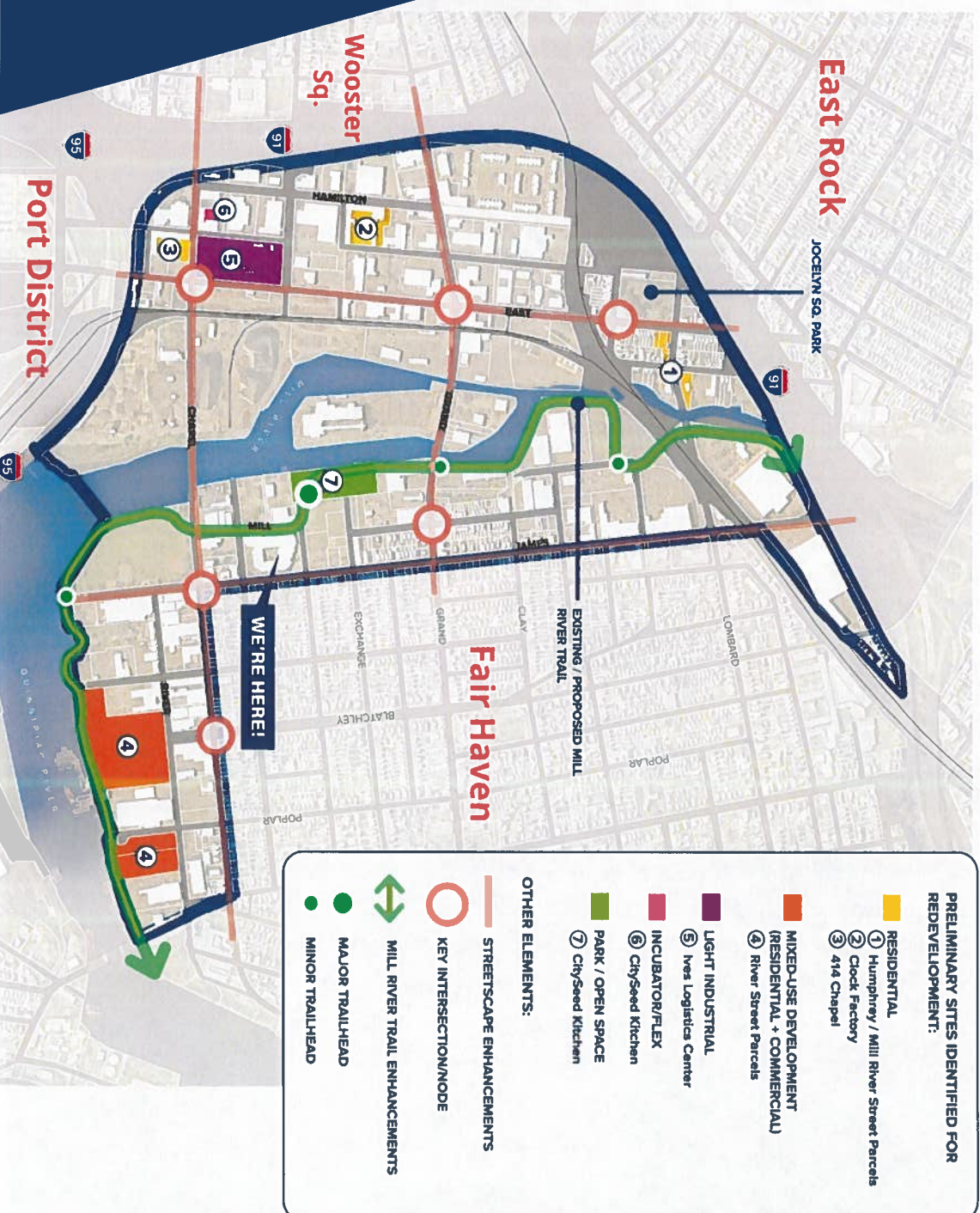
Reinforce the connectivity between the Mill River District and adjacent neighborhoods by **enhancing key corridors** to create a seamless and accessible urban fabric that promotes cohesion and integration within New Haven





# A Working Area Plan

Enhance the area by identifying **strategic sites** and implementing **targeted improvements** that support the vision for the Mill River District.





# Chapel + East

Streetscape +  
Intersection  
Enhancements





# Chapel + East

New Mixed-Use  
Development

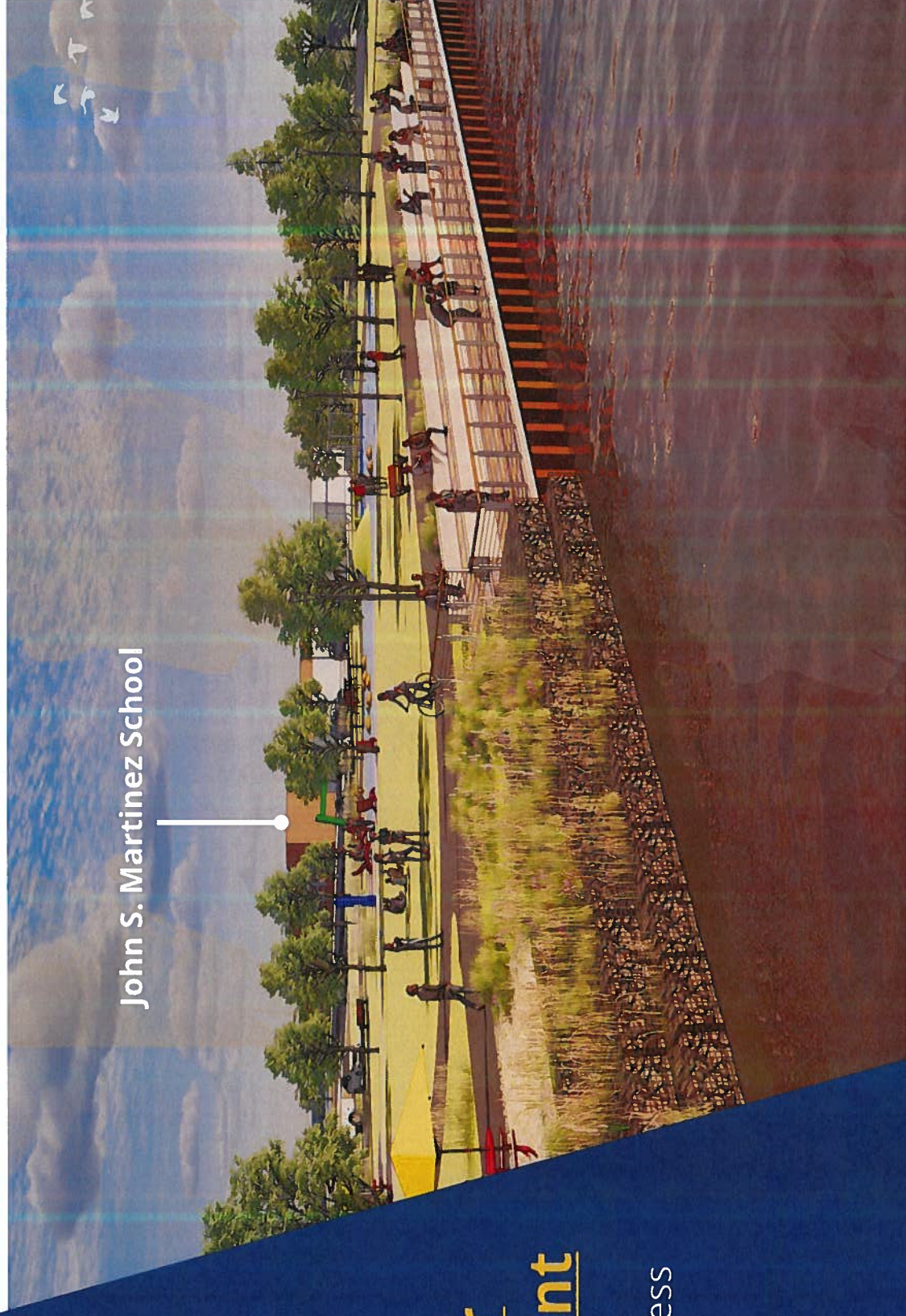




# Mill River Waterfront

Waterfront Access

John S. Martinez School

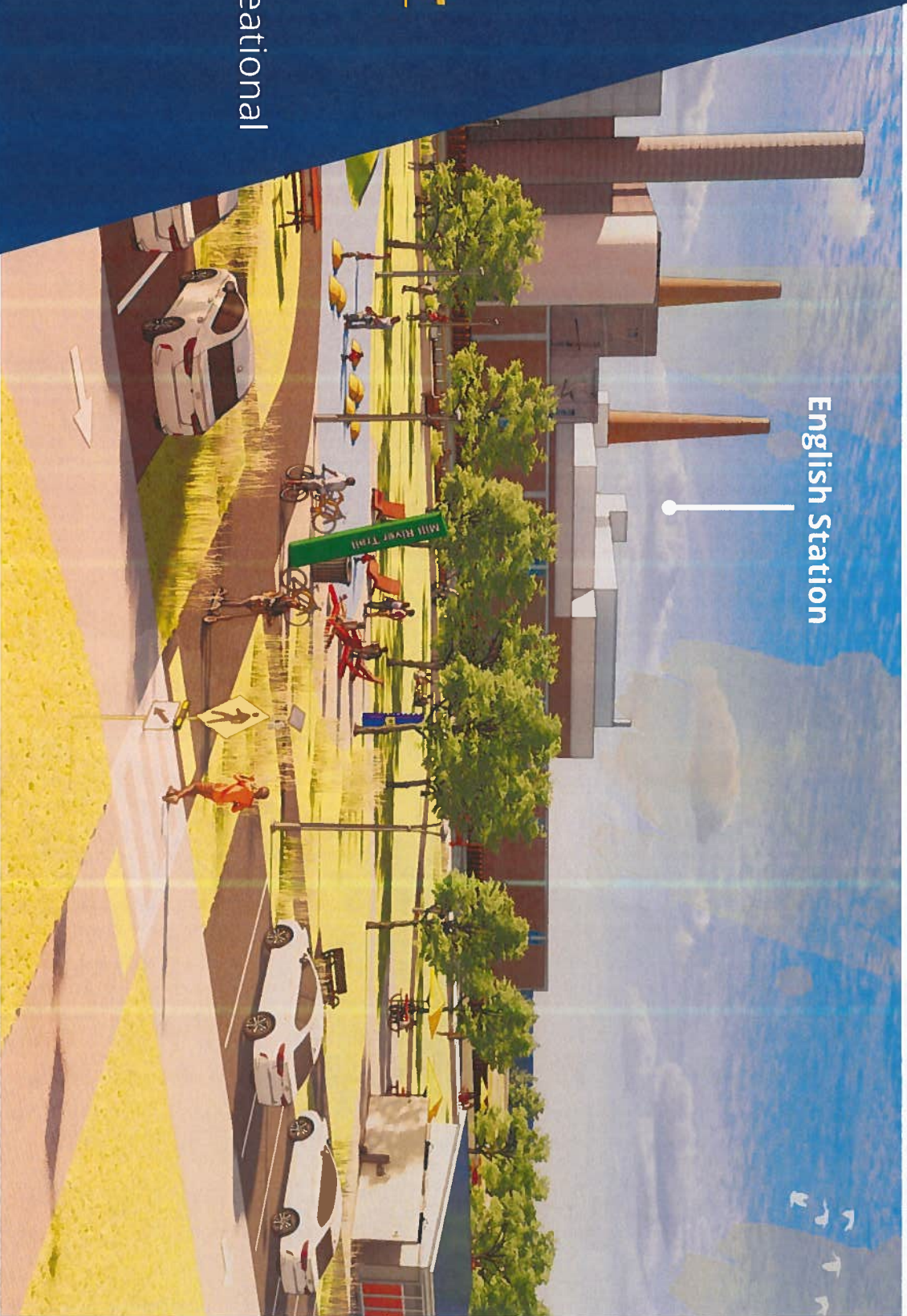




English Station

# Mill River Trail

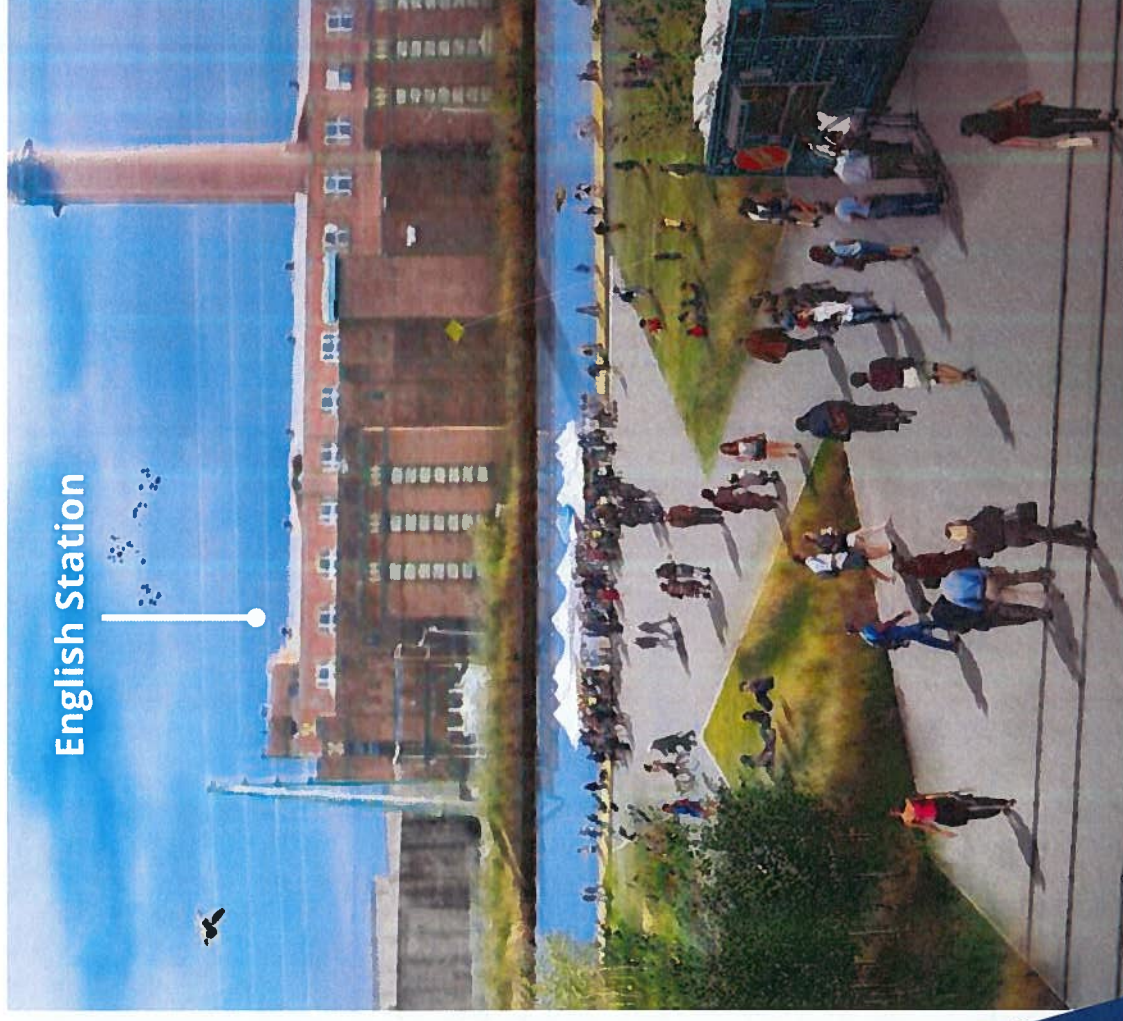
Expanded Recreational  
Amenities





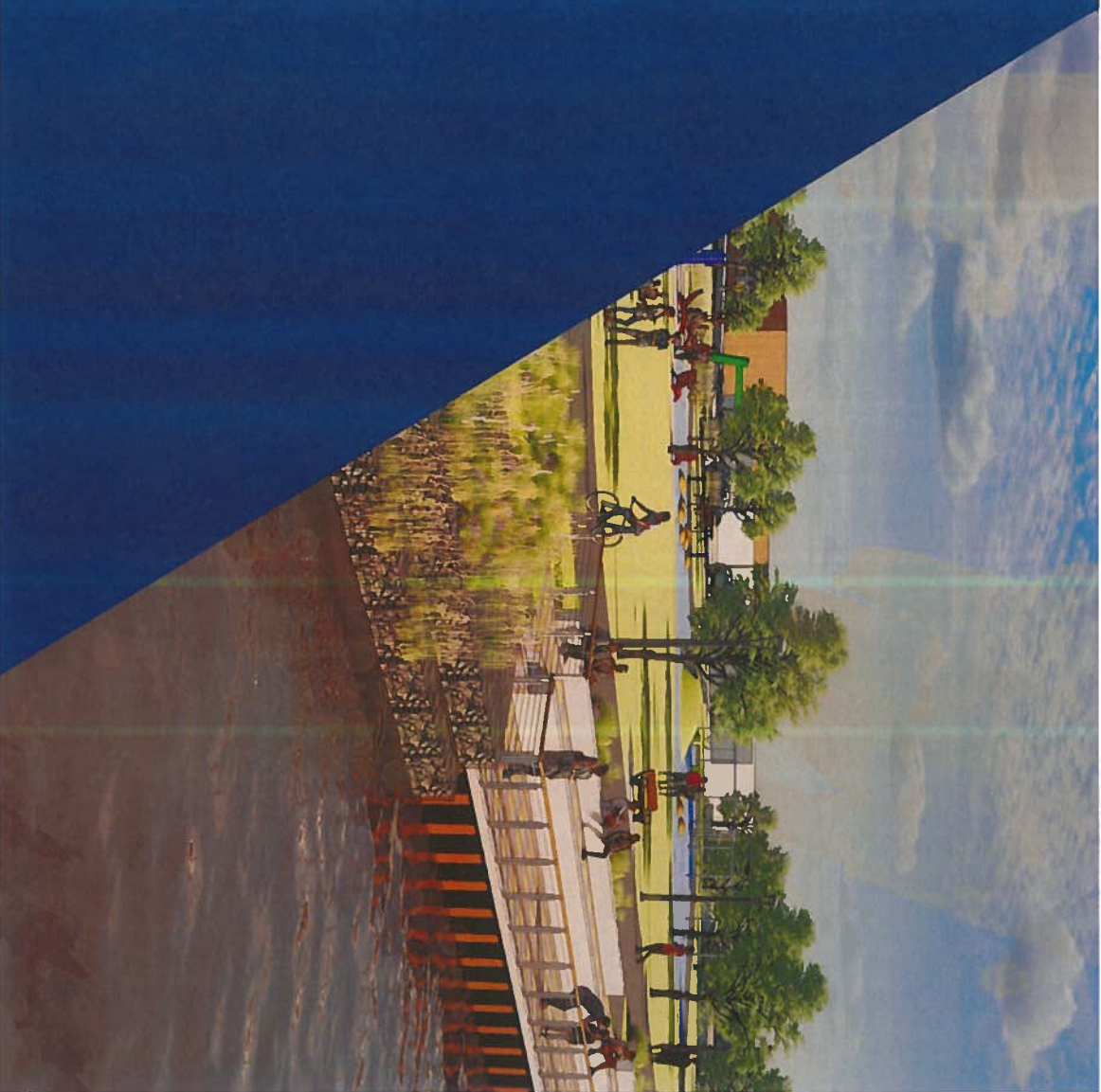
## Simkins Site

Waterfront Access



03

# Visioning + Discussion.





# We need your input.

## TOGETHER NEW HAVEN

Write  
On Me!

What types of new development you would most like to see happen within the Mill River District?

Correct the Map! Do you agree or disagree with the preliminary sites and elements identified on this map for redevelopment?

Which corridors should be prioritized for improvements to enhance pedestrian and mobility connections and accessibility?

Please share any concerns you may have:

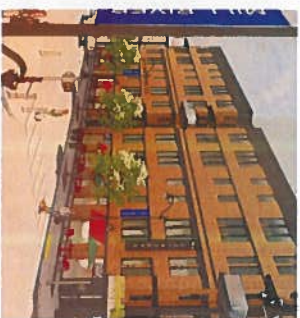




We need  
your input.

TOGETHER  
NEW HAVEN

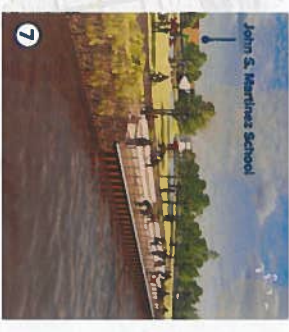
Write  
On Me!



Mixed-Use Development Concept - Located in "Port"



Action / Streetscape Enhancements



Public Waterfront Access



Major Trailhead



# 04 Next Steps.

