



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*

April 3, 2023

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 TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$750,000.00 AND TO PARTNER WITH ART CT 770 LAND, LLC TO SUPPORT THE ENVIRONMENTAL REMEDIATION OF THE PROPERTY LOCATED AT 112 CHAPEL STREET

Dear President Walker-Myers:

ART CT 770 LAND, LLC (the “Developer”) has proposed to acquire the property owned by the City of New Haven (the “City”), located at 112 Chapel Street in the River Street Municipal Development Project Plan (the “Plan”) area and known in the Plan as Redevelopment Parcel A (the “Property”), to construct a parking lot to serve a new 10,000-square-foot warehouse that it plans to construct on its adjacent property located at 128-166 Chapel Street (the “Adjacent Property”). The Developer’s project will support its Art to Frames business on the Adjacent Property (the “Business”) by expanding its manufacturing space by roughly 20% (the “Project”).

The Developer acquired the Adjacent Property in 2019 and moved the Business there in 2020, and that Business currently employs 80 people involved with framing and shipping pictures to a variety of customers. Once the City carries out remediation at the Property and transfers the Property to the Developer (contingent on approval of a Development and Land Disposition Agreement by the Board of Alders), and Developer completes the Project, it is projected that the Business will hire an additional 15-20 people.

Environmental investigations have determined that site remediation (the “Remediation”) will cost approximately Seven Hundred Fifty Thousand and Zero Cents (\$750,000.00). The Connecticut Department of Economic and Community Development (“DECD”) has made environmental remediation funding available for which the City may apply for this purpose. The approval of the Board of Alders to apply for and accept such grant funds as may be available from DECD would allow the City to partner with the Developer to conduct the Remediation, so that the Property can meet the vital community need for accessible, quality jobs.



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Thank you for your consideration of this matter. If you have any questions, please call Helen Rosenberg, Economic Development Officer, at 203-946-5889.

Sincerely,

Michael Piscitelli
Economic Development Administrator