

Report of the LISHTA Group Meeting – July 28, 2025

The LISHTA Group meet on Monday, July 28, 2025, at 3:00 PM via Zoom. The following were in attendance. Alder Crespo, Alvia Samuels (Deputy Administrator Economic Development), Alex Pullen (Acting Assessor), and Al Lucas (Director Legislative Services).

Applications discussed:

1. Winchester Lofts Apartments (To be submitted)

This request is for the location at 275 Winchester Avenue. There are 159 apartments of which 120 will be affordable, and the duration of the agreement is for 17 years. The tax per affordable unit will be \$2,000, with a 3% increase starting year 2. The applicant does not currently own the property. The committee recommends that the affordable units be taxed year 1 at \$2,000 and increase 3% starting year 2. The committee also recommends that the order include a statement that the property will be deemed owned by the applicant as of October 1, 2025, and that the applicant will be required to obtain ownership of the property by December 1, 2025.

2. ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND GDXP NH JV LLC WITH RESPECT TO THE STATE STREET REDESIGN AND THOSE PROPERTIES KNOWN AS 183 STATE STREET AND 253 STATE STREET, WHICH INCLUDES RECONFIGURING THE PROPERTY INTO TWO (2) PARCELS TO BE KNOWN AS PARCEL A-2 AND PARCEL A-1; REALIGNING CERTAIN PORTIONS OF THE CITY OF NEW HAVEN RIGHT OF WAY KNOWN AS STATE STREET, AND INCLUDING DISCONTINUING CERTAIN PORTIONS OF THE CITY OF NEW HAVEN RIGHT OF WAY KNOWN AS STATE STREET NORTH AFFECTING PARCELS A-2 AND A-1, CONSISTENT WITH THE STATE STREET REDESIGN PLAN (BOA RESOLUTION NO. LM- 2023-0093.

This request is for a development of two buildings, currently parking lots leased to New Haven Parking Authority on State Street. This agreement is for Phase I-(Parcel A-2) Frontier Project, comprised of no less than 147 residential units, of which 38 will be affordable units. The tax abatement agreement is for 17 years, 2 years construction with no tax, and 15 years with a tax of \$550 per unit, with a 3% annual increase starting in year 3. The tax agreement for Phase II (parcel A-2) Iron Project, will be done when that part of the project is ready to begin. The committee approved these conditions.

At 4:10 PM, motion by Alder Crespo, seconded by Ms. Samuels, to close the meeting. The motion was unanimously approved by voice vote.

Respectfully submitted,

Donald A. Hayden, Fiscal Analyst