

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation
<input type="checkbox"/>	Disk or 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: October 15, 2020

Meeting Submitted For: October 21, 2020

Regular or Suspension Agenda: Regular

Submitted By: Helen Rosenberg

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 NOT TO EXCEED \$500,000 TO SUPPORT CLEANUP OF A PORTION OF 198 RIVER STREET IN THE RIVER STREET DEVELOPMENT PROJECT PLAN (MDP) AREA

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

Coordinator's Signature: MPL

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

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

Call 203-946-7665 with any questions.

\*\*PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED\*\*

# **PRIOR NOTIFICATION FORM**

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

TO (list applicable aldermen/women): Ellen Cupo Ward 8

DATE: **10/15/20**

FROM: Department Office of Economic Development  
Person Helen Rosenberg Telephone 946-5889

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

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 NOT TO EXCEED \$500,000 TO SUPPORT CLEANUP OF A PORTION OF 198 RIVER STREET IN THE RIVER STREET DEVELOPMENT PROJECT PLAN (MDP) AREA

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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



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*

October 14, 2020

The Honorable 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 NOT TO EXCEED \$500,000 TO SUPPORT ENVIRONMENTAL CLEANUP OF A PORTION OF 198 RIVER STREET IN THE RIVER STREET DEVELOPMENT PROJECT PLAN (MDP) AREA

Dear Honorable Members:

The River Street Municipal Development Project Plan (MDP), adopted by the Board of Aldermen in 2002, states among its five goals “the restoration and adaptive reuse of the historic Bigelow Boiler/National Pipe Bending complex.”

In 2015, the City of New Haven (the “City”) succeeded in stabilizing the buildings, abating hazardous materials, and removing debris from 198 River Street (the “Site”), and in 2016 the City completed a Phase III Environmental Site Assessment of the Site. On January 9, 2017, the City entered into a Lease Agreement with respect to the Site with Bigelow Square, LLC (“Bigelow”), which is an entity created by adjacent property owner Capasso Restoration. Pursuant to the Lease Agreement, Bigelow has almost completed the renovation of the historic building (Building 7) known as 190 River Street, situated at the corner of River and Lloyd Streets. In accordance with the Lease Agreement, upon completion of such renovation, the City will convey Building 7, and the adjacent property to the rear of 190 River Street which has been remediated by the City, to Bigelow.

Bigelow now proposes to renovate Building 2, another historic building, at the Site. Accordingly, the City is seeking funding to carry out the necessary remediation of the portion of the Site to the rear of Building 2 so that Building 2 may be conveyed to Bigelow, together with the remediated portion of the Site, upon completion of the renovation work in accordance with the Lease Agreement.

The Connecticut Department of Economic and Community Development (DECD) has made remediation funding available for which the City may apply for said 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 move forward with the remediation so that Building 2 may be restored to productive use.



[InfoNewHaven.com](http://InfoNewHaven.com)

203. 946.2366 Phone / 203. 946.2391 Fax

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

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 NOT TO EXCEED \$500,000 TO SUPPORT CLEANUP OF A PORTION OF 198 RIVER STREET IN THE RIVER STREET DEVELOPMENT PROJECT PLAN (MDP) AREA

WHEREAS, on January 7, 2002, the Board of Aldermen of the City of New Haven (the "City") approved the River Street Municipal Development Project Plan (the "MDP Plan"); and

WHEREAS, the MDP Plan seeks the environmental remediation and subsequent redevelopment of parcels it so designates; and

WHEREAS, On November 6, 2006, the City purchased the property at 198 River Street, aka the Bigelow Boiler property which is a portion of Parcel I in the MDP Plan (the "Property"); and

WHEREAS, In accordance with the lease between the City and Bigelow Square, LLC, dated January 9, 2017, Bigelow Square, LLC, has proposed renovation of Building 2 at 198 River Street in the MDP contingent on the City's remediation of the land to the rear of Building 2 known as Parcel 198RS-C on a site plan dated       ; and

WHEREAS, the City has completed environmental assessment of 198 River Street, including Parcel 19RS8-C.

WHEREAS, pursuant to Section 32-763 of the Connecticut General Statutes, the Connecticut Department of Economic and Community Development (the "State") is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the City make an application to the State for Five Hundred Thousand dollars and zero cents (\$500,000.00) in order to undertake environmental remediation of a portion of the Property to support the redevelopment of the Property, and to execute an Assistance Agreement for that purpose.

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 32-763 of the Connecticut General Statutes.
- 2). That the filing of an application for State financial assistance by the City of New Haven in an amount not to exceed Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) is hereby approved and that Justin Elicker, Mayor of the City of New Haven, is hereby authorized and directed to execute and file such application with the Connecticut Department of Economic and Community Development, 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 of Connecticut for financial assistance (if such an agreement is offered), in the amount of \$500,000.00 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 said application.

**FISCAL IMPACT STATEMENT  
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

**DATE:** October 15, 2020

**FROM:** Helen Rosenberg, Office of Economic Development

**SUBMISSION ITEM:** 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 Not to Exceed \$500,000 to Support Cleanup of a Portion of 198 River Street in the River Street Municipal Development Project Plan (MDP) Area

<b>I.</b>				<b>List Cost:</b>
	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item Dept/Act/Obj. Code</u>

**A. Personnel**

1. Initial start-up	0	0	0
2. One-time	0	0	0

**B. Non-Personnel**

1. Initial start-up	0	0	0
2. One-time	0	0	0
3. Annual	0	0	0

**II. List Revenues:** Will this item result in any revenues for the City? Please list amount and type.

1. One-time	0	\$500,000	0
2. Annual:	0	0	0

**Other Comments**

**One time grant of \$500,000 from the Connecticut Department of Economic and Community Development**

<b>GRANT SUMMARY</b>	
<b>Grant Title:</b>	Environmental Remediation Grant for Environmental Cleanup of a portion of 198 River Street
<b>MUNIS #:</b>	<b>FDA # or State Grant ID #</b>
<b>City Department:</b>	Office of Economic Development
<b>City Contact Person &amp; Phone:</b>	Helen Rosenberg 203-946-5889
<b>Funding Level:</b>	\$500,000
<b>Funding Period:</b>	July 1, 2021 – start date June 31, 2023 – end date
<b>Funding Source:</b>	Connecticut Department of Economic and Community Development
<b>Funding Source Contact Person &amp; Phone</b>	Binu Chandy 860-270-8142
<b>Purpose of Program:</b>	Environmental cleanup
<b>Personnel (salary):</b>	<b>\$0</b>
<b>Personnel (Worker's Comp):</b>	<b>\$0</b>
<b>Personnel (Med. Benefit):</b>	<b>\$0</b>
<b>Non-Personnel (total):</b>	<b>\$500,000</b>
<b>Non-Personnel (M &amp; U):</b>	<b>\$</b>
<b>New or Renewal?</b>	New
<b>Limits on spending (e.g., Admin. Cap)?</b>	NA
<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



## EXECUTIVE SUMMARY

The River Street Municipal Development Project Plan (MDP) was approved by the Board of Aldermen in 2002. It states as one of its five primary goals the renovation of the historic industrial buildings within the State and federally designated River Street Historic District.

The Bigelow Boiler complex is central to the historic character of the district. The City was able to acquire it in November 2006, following a fire and destruction or deterioration of much of the complex. Renovation by Bigelow Square, LLC, of the building on the corner of River and Lloyd Streets, as well as remediation by the City of the property behind that building under a Lease Agreement between Bigelow and the City dated January 9, 2017, is nearing completion.

The three-story building on the site has been identified as the next likely structure to be able to be renovated and remediated under the Lease Agreement. The City has the opportunity to obtain up to \$500,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct the remediation.

**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:**

**October – December, 2020**

**PROGRAM NAME: Connecticut Municipal Brownfield Cleanup Program**

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

**FUNDING LEVEL AVAILABLE TO PROJECT: \$500,000**

**FUNDING SOURCE: Connecticut Department of Economic and Community Development**

**PURPOSE OF PROGRAM: Environmental Cleanup of old industrial sites**

**BRIEF SUMMARY OF CITY'S PROPOSAL: To undertake environmental cleanup of a portion of the property located at 198 River Street to facilitate the renovation of an historic building on the site.**

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

**ALLOWABLE INDIRECT COST: None**

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

**CONTACT PERSON: Helen Rosenberg**

**DATE: September 22, 2020**