

City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com



Meeting Agenda

Wednesday, April 29, 2026

6:00 PM

Meeting can be viewed on Board of Alders YouTube.

Aldermanic Chambers

Finance Committee

Aldermanic Notice New Haven

The Finance Committee will hold a public hearing on Wednesday, April 29th, 2026, at 6:00 P.M, in the Aldermanic Chambers, 165 Church St., New Haven to hear the following:

1. [LM-2026-0100](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026
2. To hear PUBLIC TESTIMONY concerning the Mayor's Annual Budget for the Fiscal Year 2026 2027.
3. A workshop to review portions of the Annual City Budgets proposed for the fiscal year commencing on July 1, 2026. The following City Department will be heard:

Education

These items are filed with the City Clerk and may be inspected at Room 202, 200 Orange St., New Haven. Per order: Hon. Adam Marchand, Chair. Attest: Michael Smart, City Clerk.

If you need a disability related accommodation, please call three business days in advance 203 946 7651 (voice) or 203 946 8582 (TTY).

Public comment/testimony may also be submitted via email to publictestimony@newhavenct.gov before 2:00 pm on the day of the meeting.

Meeting can be viewed on Board of Alders YouTube Page



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Text File

File Number: LM-2026-0100

Agenda Date:

Version: 1

Status: In Committee

In Control: Finance Committee

File Type: Order

Agenda Number: 1.

WHEREAS, the City of New Haven is a municipal corporation existing under the laws of the State of Connecticut, with an address at 165 Church Street, New Haven, Connecticut 06510 (the "City"); and

WHEREAS, Yale University is a corporation specially chartered by the General Assembly of the Colony and the State of Connecticut, with an office at 433 Temple Street, New Haven, Connecticut 06511 (the "University"); and

WHEREAS, the City is comprised of a vibrant community which is richly diverse in experience, culture, race, ethnicity, beliefs and pursuits of happiness; and

WHEREAS, the University is a leading institution of higher education both in the United States of America and around the world, dedicated to expanding and sharing knowledge, inspiring innovation, and preserving cultural and scientific information for future generations; and

WHEREAS, the City and the University share a desire to build upon existing partnerships and create new ones; and

WHEREAS, on March 6, 2026, the Mayor of the City, Justin Elicker (the "Mayor"), and the President of the University, Maurie McInnis (the "University President"), reconfirmed an historic, three-century partnership for a new generation (the "Partnership"); and

WHEREAS, the University memorialized the Partnership in a letter from the University President to the Mayor and the President of the New Haven Board of Alders, Tyisha Walker-Myers dated March 6, 2026 (the "Letter"); and

WHEREAS, the Letter includes a number of components, including (1) an increase in the University's voluntary payments to the City totaling \$232,745,085 through FY27-FY33, (2) a continued commitment by the University to offset the City's loss in tax revenues for any properties the University acquires and converts to exempt status, as well as the Center for Inclusive Growth, (3) new commitments by the University to explore housing development, combatting food insecurity, and supporting non-profits, all as more particularly described in the Letter attached.

NOW, THEREFORE, BE IT ORDERED, that the Board of Alders of the City of New Haven hereby accepts the Letter and the voluntary payments from the University in a manner consistent with the Letter; and

BE IT FURTHER ORDERED, that the Mayor is hereby authorized and directed to act as the

authorized representative of the City with respect to implementation of the components in the Letter, together with any other documents that are reasonably required to implement the provisions of the Letter.

ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

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) |

IN ADDITION [IF A GRANT/DONATION]:

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

Date Submitted: March 23, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Justin Elicker, Mayor

Title of Legislation:

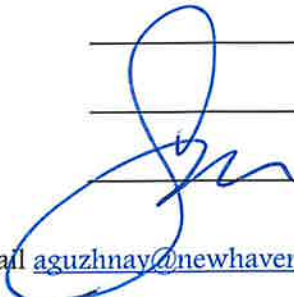
ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

Comments: Legistar File ID: LM-2026-0100

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____



Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street

New Haven, Connecticut 06510

T: 203.946.8200 F: 203.946.7683



SINCE 1958

March 23, 2026

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

RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY

Dear President Walker-Myers,

I write to request your Honorable Board's consideration and approval of the attached order concerning the recently announced new agreement between the City of New Haven (the "City") with Yale University (the "University").

On March 6, 2026, following several months of dialogue, the City and University announced a new 7-year agreement. This agreement includes (1) an increase in Yale's voluntary payments to the city, totaling \$232 million in funds to the City over 7 years, funding that will help the city continue to invest in our residents and improve opportunities for residents; (2) a renewed commitment by the University to partially offset the loss in tax revenues for any properties the University acquires and converts to exempt status; (3) new commitments by the University to explore housing development, additional financial and technical support to community nonprofit organizations; (4) the University working with the City to potentially pedestrianize specific streets in the City.

In a time of widespread uncertainty across the world, this agreement represents the certainty of a desire shared by the City and University to expand partnerships with each other for the benefit of the different communities in New Haven. This agreement accomplishes this by not only expanding funding to the City, but also by nurturing collaborations and knowledge-sharing spaces between the City and University on a variety of different issues.

For years, residents have continued to call on Yale to deepen its commitment to New Haven. The University has demonstrated willingness to continue moving in this direction, and so I wish to thank President McInnis and her team for their partnership and leadership over the course of our discussions as well as Henry Fernandez, who led the City's negotiating team.



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR
165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683



SINCE 1958

Thank you for your time and attention to this matter. I look forward to continue working with the Board of Alders, our residents and the entire Yale community to put this agreement into practice.

Sincerely,

Justin Elicker
Mayor

attachments

cc New Haven Board of Alders
Maurie McInnis, President of Yale University
Sean Matteson, Chief of Staff
Al Lucas, Office of Legislative Services
Alex Guzhnay, Mayor's Office
file

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

..body

WHEREAS, the City of New Haven is a municipal corporation existing under the laws of the State of Connecticut, with an address at 165 Church Street, New Haven, Connecticut 06510 (the “City”); and

WHEREAS, Yale University is a corporation specially chartered by the General Assembly of the Colony and the State of Connecticut, with an office at 433 Temple Street, New Haven, Connecticut 06511 (the “University”); and

WHEREAS, the City is comprised of a vibrant community which is richly diverse in experience, culture, race, ethnicity, beliefs and pursuits of happiness; and

WHEREAS, the University is a leading institution of higher education both in the United States of America and around the world, dedicated to expanding and sharing knowledge, inspiring innovation, and preserving cultural and scientific information for future generations; and

WHEREAS, the City and the University share a desire to build upon existing partnerships and create new ones; and

WHEREAS, on March 6, 2026, the Mayor of the City, Justin Elicker (the “Mayor”), and the President of the University, Maurie McInnis (the “University President”), reconfirmed an historic, three-century partnership for a new generation (the “Partnership”); and

WHEREAS, the University memorialized the Partnership in a letter from the University President to the Mayor and the President of the New Haven Board of Alders, Tyisha Walker-Myers dated March 6, 2026 (the “Letter”); and

WHEREAS, the Letter includes a number of components, including (1) an increase in the University’s voluntary payments to the City totaling \$232,745,085 through FY27-FY33, (2) a continued commitment by the University to offset the City’s loss in tax revenues for any properties the University acquires and converts to exempt status, as well as the Center for Inclusive Growth, (3) new commitments by the University to explore housing development, combatting food insecurity, and supporting non-profits, all as more particularly described in the Letter attached.

NOW, THEREFORE, BE IT ORDERED, that the Board of Alders of the City of New Haven hereby accepts the Letter and the voluntary payments from the University in a manner consistent with the Letter; and

BE IT FURTHER ORDERED, that the Mayor is hereby authorized and directed to act as the authorized representative of the City with respect to implementation of the components in the Letter, together with any other documents that are reasonably required to implement the provisions of the Letter.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD # ALL

DATE: **March 23, 2026**

FROM: Department/Office Mayor's Office
Person Mayor Justin Elicker Telephone _____

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:

ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

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: March 23, 2026
FROM (Dept.): Mayor's Office
CONTACT: Justin Elicker, Mayor **PHONE** 203-946-8200

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

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
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A. Personnel

- 1. Initial start up
- 2. One-time
- 3. Annual SEE BELOW

B. Non-personnel

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

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

NO	<input type="checkbox"/>
YES	<input checked="" type="checkbox"/>

- 1. One-time
- 2. Annual See below

Other Comments: The Order concerns voluntary payments as articulated in the letter by President of Yale University, Maurie McInnis . The letter contains more complete details as they relate to the commitment to continue current payments (the Fire Service Payment) and the new schedule of projected annual payments considered the annual voluntary payments. The chart below is excerpted from the letter, with the recognition that the Fire Service payment is estimated as it is calculated annually as per formula set forth in the 1990 Agreement.

In addition to the payments above, the letter includes a renewed commitment by Yale to make an additional voluntary payment in the event Yale acquires and converts real property to exempt status over the. This additional voluntary payment will continue to be the amount equal to 100% of the property tax amount for three years, and then at a sliding scale reducing the additional voluntary payment from year four through year 12.

Exhibit A

<u>Fiscal Year</u>	<u>Estimated Fire Services Per 1990 Agreement</u>	<u>Total Non-Fire Services Payment</u>	<u>Total Payment Excluding Voluntary Real Estate Taxes</u>
2027	\$4,338,427	\$25,545,000	\$29,883,427
2028	\$4,504,107	\$26,183,625	\$30,687,732
2029	\$4,676,114	\$26,838,216	\$31,514,330
2030	\$4,854,690	\$27,509,171	\$32,363,861
2031	\$5,040,085	\$28,196,900	\$33,236,986
2032	\$5,232,561	\$28,196,900	\$33,429,461
2033	\$5,432,387	\$28,196,900	\$33,629,287
Total Voluntary Payment Commitment for Fiscal Years 2027 - 2033			\$224,745,085
One-Time Voluntary Payment to be Paid in Fiscal Year 2026			\$8,000,000
Total Voluntary Payment Commitment Announced March, 2026			\$232,745,085

Exhibit B

Schedule for voluntary property tax payments for newly tax-exempt properties

Year beginning with first voluntary payment following conversion in use to tax-exempt purpose	Voluntary payment is equal to property tax amount at time of conversion times this percentage
1	100%
2	100%
3	100%
4	90%
5	80%
6	70%
7	60%
8	50%
9	40%
10	30%
11	20%
12	10%
13 and subsequent years	0%

Yale OFFICE OF THE PRESIDENT

PO Box 208229
New Haven CT 06520-8229
T 203 432-2550

March 6, 2026

The Honorable Justin Elicker
Mayor of the City of New Haven
165 Church Street
New Haven, CT 06510

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

Dear Mayor Elicker and President Walker-Myers,

We are proud that Yale and the City of New Haven have worked together for more than three centuries to build a thriving, shared community. As part of that partnership, in 1990, Yale University announced our first voluntary payment to New Haven. It marked a new stage in our university's engagement with the city and the development of a relationship of mutual support.

In the intervening years, the university has steadily increased our voluntary financial contributions to the city. Yale University is proud to help drive New Haven's economy as the city's largest employer and taxpayer, and to contribute to its vibrant city life as a community partner.

We have also steadily increased our direct impact on the community through programs such as the President's Public Service Fellowship, New Haven Promise, and the New Haven Homebuyer Program, among many others. These initiatives are among our university's most fulfilling efforts, and we have prioritized investment in these initiatives even as we encounter our own funding challenges.

The schedule of intended payments outlined below shows how, even as we encounter our own funding challenges, Yale remains steadfast in our priorities, in balancing breakthrough research, rigorous teaching, employee success, the vitality of our campus, and the well-being of our host community.

Monetary Support

In November 2021, Yale University and the City of New Haven announced that Yale would pay the city over \$135,000,000 over six years. These payments were calculated using multiple methods stemming from a variety of prior agreements ranging from 1990 to 2020.

Looking ahead, Yale University will significantly expand on its voluntary payments to the City of New Haven with a new seven-year schedule of increased annual payments. Although the 2021 plan was set to run through Fiscal Year 2027, Yale will not wait to start these enhanced voluntary payments. The higher voluntary payments will start in Fiscal Year 2027 with a payment projected to be \$29,883,427 – more than \$13 million more than the \$16,577,000 projected for FY2027 under the 2021 plan.

The new plan will include a simplified method for calculating voluntary payments, consisting of two components:

- A voluntary lump-sum payment calculated as \$25,545,000 in FY '27 and escalating by 2.5 percent each year until FY '31. After FY '31 the payment will not escalate and will be the same in '32 and '33 as in FY '31.
- A fire services payment calculated as 5.68 percent of the city's operating budget for fire services as agreed in a 1990 agreement between the city and university.

In addition to the ongoing payments calculated per the above, Yale has agreed to make an additional voluntary one-time payment of \$8,000,000 in FY '26.

This new plan is projected to result in voluntary, unrestricted payments to the City of New Haven between now and FY '33 surpassing \$230M. A schedule of projected annual payments is included in Exhibit A. All previous terms, conditions, recourse, and notice provisions of the 1990 agreement and President Levin's 2005 letter and subsequent letters to the city regarding the voluntary payment and the university's tax exemption continue to apply and are incorporated in this letter.

Additionally, Yale recognizes that when it acquires taxable real estate property in the City of New Haven and dedicates it to its tax-exempt purposes, this can have an immediate impact on the city's tax revenues. To help offset this effect, Yale intends to make additional voluntary payments for any properties that Yale takes off the tax rolls in the next six years.

Specifically, for any real estate property in the City of New Haven acquired by Yale and removed from the tax rolls, Yale will voluntarily pay to the city an amount equal to the amount of taxes that otherwise would have been paid for three years, and then pay diminishing amounts for the next nine years according to the schedule provided in Exhibit B.

Yale's voluntary payments equivalent to property taxes will be paid to the city on top of the Payment in Lieu of Taxes (PILOT) payments that the city will receive from the state for the same properties. The state's (PILOT) program provides state funds to cities like New Haven based on the amount of state-owned and tax-exempt non-profit property as well as the net equalized grand list. The state's PILOT payments recognize the importance of cities to the culture and economy of Connecticut, and they serve to diversify the revenue base for municipalities.

Additional Partnership Elements

Housing Development: The university recognizes the affordable housing crisis currently in effect across the State of Connecticut. To contribute to the supply of housing in New Haven, the university will explore participating in the development of new housing units on vacant or underutilized university land.

Formalized Collaboration: Sharing of best practices between Yale and New Haven is beneficial to both institutions and more important than ever in the face of financial uncertainty. The city and university will establish working groups among senior officials to share best practices in the fields of information technology, economic development and long-term planning, among others.

Combatting Food Insecurity: As community members continue to confront food insecurity, the university will work with local nonprofit organizations with expertise in feeding our community. The university intends to make investments in infrastructure and capacity building to help the ecosystem of organizations providing food to New Haven residents.

Pedestrian Spaces: To beautify our city, enhance pedestrian mobility, and increase community connectivity, the city and university will work together to convert specific streets to pedestrian/community spaces on both a permanent and seasonal basis. Likely candidates for consideration include High Street between Chapel Street and Elm Street and Cedar Street between York Street and Congress Avenue.

Community Grants: Recognizing the unique position of New Haven's non-profit organizations to understand challenges facing our community, Yale will create a new fund for targeted, strategic donations to community non-profits. This fund will be awarded over three years and will call for proposals from local organizations for transformative, sustainable community projects.

New Haven Promise and Pathways: Recognizing the central role that education plays in the strength of our city, Yale remains committed to its decades-long institutional partnership with New Haven Public Schools. Yale Pathways and New Haven Promise are two of many programs that expand access to Yale resources for local students. Through Yale Pathways, students come to our campus to learn from Yale scholars and practitioners. New Haven Promise funds significant portions of in-state college tuition for eligible New Haven Public School students. Together these programs reflect Yale's dedication to college access and long-term success for New Haven youth.

Yale Teaching Fellowship: Yale is committed to the recruitment, training, and retention of high-quality educators for the students of New Haven. The university has partnered with New Haven Public Schools (NHPS), Southern Connecticut State University, and New Haven Promise to develop a fully funded teaching fellowship that provides certification, a master's degree, and a

living stipend to educators who commit to at least three years of service in NHPS. This is a \$10 million investment that will place up to 100 teachers in the district's highest-need content areas.

Center for Inclusive Growth: The university and city remain steadfast in their support for the Center for Inclusive Growth and its work with the community. Previously, the university announced that it planned to deploy \$5M to the work of the center. The university plans to continue this funding goal over the period of this new voluntary payment plan.

Yale and New Haven have worked together for more than three centuries to build this shared community. We hope that collaboration will endure for another three centuries. Our university looks forward to more continuity—the continuity of our partnership and the continuity of Yale’s work with New Haven’s flourishing.

Sincerely,

A handwritten signature in black ink, appearing to read "Maurie McInnis". The signature is fluid and cursive, with the first name "Maurie" being more prominent and the last name "McInnis" following in a similar style.

Maurie McInnis
President
Professor of the History of Art

Exhibit A

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