



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

November 3, 2025

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 OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$6,000,000 AND TO PARTNER WITH VESTA CORPORATION TO SUPPORT ENVIRONMENTAL REMEDIATION OF THE PROPERTY LOCATED AT 71-89 SHELTON AVENUE IN SUPPORT OF AN AFFORDABLE HOUSING PROJECT

Dear Honorable Members:

The City is seeking to help facilitate a residential development at those adjacent properties known as 71 Shelton Avenue and 89 Shelton Avenue New Haven Connecticut 06511 (together the “Site”) through application to the Connecticut Department of Economic and Community Development (“DECD”) for environmental remediation funds.

Vesta Corporation (the “Private Partner”) is proposing the development of a 236-unit affordable housing project, to be known as Elm City Lofts, (the “Project”) at the Site. The Project will be built in two phases, with the first phase consisting of 96 units to be developed in the 120,000 square foot former Olin Metals building at 89 Shelton Avenue. The second phase will consist of 230 units constructed on the 2.77-acre former U.S. Department of Energy property at 71 Shelton Avenue.

The City received a \$186,000 grant commitment from DECD in April 2025 to complete environmental assessment of each property and conduct a hazardous building materials survey of the 89 Shelton Avenue building. Triton Environmental was selected to conduct the investigations which were completed in August. s

DECD offers municipalities funding through its Municipal Brownfields Remediation Grant program to address such purposes. The approval of the Board of Alders of the City of New



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Haven to apply for and accept such grant funds from DECD and to partner with Vesta Corporation as the Private Partner for the Project would facilitate the creation of badly needed affordable housing units in the Dixwell Neighborhood.

Therefore, the City's Economic Development Administration respectfully requests that the City's Board of Alders approve the accompanying resolution authorizing an application for and acceptance of such a DECD grant. 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,

A handwritten signature in blue ink, consisting of the letters 'MPL' in a stylized, cursive-like font.

Michael Piscitelli  
Economic Development Administrator