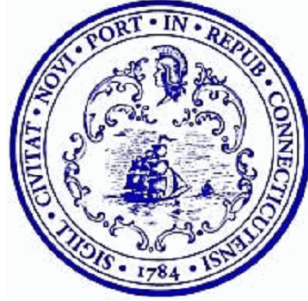


City of New Haven

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Meeting Minutes

Tuesday, October 8, 2024

6:00 PM

Meeting can be viewed on Board of Alders YouTube.

Aldermanic Chamber

City Services and Environmental Policy

(Board of Alders Notice New Haven) The City Services and Environmental Policy Committee of the Board of Alders will meet “in-person” on Tuesday, October 8, 2024, at 6:00 p.m. in the Board of Alders Chamber located at 165 Church Street, 2nd Floor, New Haven, Connecticut, to hear and act on the following items:

- 1) [LM-2024-0456](#) ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE FIRST RENEWAL TO THE ICE RINK AGREEMENT (#A18-1134) WITH ALBERTUS MAGNUS COLLEGE.
- 2) [LM-2024-0156](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS TO EXTEND THE EXISTING RESIDENTIAL PARKING ZONE 6 (RPZ 6) AND INCLUDE A 2-HOUR PARKING LIMIT IN THE VICINITY OF 61 WHALLEY AVENUE STARTING AT THE CORNER OF DWIGHT STREET, ON THE RIGHT SIDE OF WHALLEY AVENUE, ENDING AT THE CORNER OF SPERRY STREET.
- 3) [LM-2024-0501](#) ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE PURCHASING AGENT TO ENTER INTO A MULTI YEAR AGREEMENTS FOR GREEN CLEANING SUPPLIES, PAPER PRODUCTS AND EQUIPMENT FOR THE CITY OF NEW HAVEN, INCLUDING ITS BOARD OF EDUCATION
- 4) [LM-2024-0563](#)
- 5) [LM-2024-0572](#) Order authorizing the Mayor of the City of New Haven to ENTER INTO a BRIDGE LOan agreement with the connecticut Green Bank in order to finance the construction of a networked Geothermal System.
- 6) [LM-2024-0480](#) Order authorizing the Mayor of the City of New Haven to ENTER INTO A MULTIYEAR AGREEMENT WITH NEW ENGLAND SMART ENERGY GROUP, LLC IN ORDER TO PROVIDE ENERGY EFFICIENCY AND HOME ELECTRIFICATION SERVICES TO NEW HAVEN RESIDENTS.

Per Order: Hon. Anna M. Festa, Chair

Attest: Hon. Michael Smart, City/Town Clerk

These items are on file and available in the Office of the City Clerk located at 200 Orange Street, Room 202, New Haven, Connecticut 06510.

For accessibility related accommodations, please call (203) 946 7651 (V) or (203) 946 8582 (TTY/TDD).

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

This meeting may be viewed on the New Haven Board of Alders YouTube page.

Minutes

Alder Anna M. Festa, Chair, called the public hearing to order at 6:02 p.m. Present were Alders Anna M. Festa, Chair, Kampton Singh, Vice-chair, Kiana Flores, and Caroline Tanbee Smith.

Non-committee members in attendance were Alders Frank E. Douglass, Jr. and Eli Sabin.

1. ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE FIRST RENEWAL TO THE ICE RINK AGREEMENT (#A18 1134) WITH ALBERTUS MAGNUS COLLEGE.

PUBLIC TESTIMONY

Presenters: Michael Piscitelli, Economic Developer Administrator, 353 Summit Street; John Ward, Special Counsel to Economic Development, 295 St. John Street; Rebecca Bombero, Deputy Chief Administrative Officer, 122 W Rock Avenue; and Lauri Strimkovsky, VP Finance and Administration, Albertus Magnus

In response to Alder Tanbee Smith, VP Strimkovsky confirmed they are still working with the city to determine the additional parking spaces. Discussed how some of the twelve (12) spaces that have been lost will be replaced when the temporary structure is removed. Reviewed how they have already replaced the ADA required parking spaces.

In response to Alder Singh, Economic Developer Administrator Michael Piscitelli reviewed community programs that will be offered by Albertus Magnus.

Hon. Festa, noted for the record, that the petitioners have requested this item be discharged from committee.

COMMITTEE ACTION

Alder Kampton Singh moved item # 1, seconded by Alder Caroline Tanbee Smith. Alder Kampton Singh moved to amend item # 1 by substitution, seconded by Alder Caroline Tanbee Smith. All the alders spoke in favor of the amendment, and motion to amend was unanimously approved.

The petitioners requested this item be discharged, so it could be voted on at the next Board of Alders meeting.

2. ORDER OF THE NEW HAVEN BOARD OF ALDERS TO EXTEND THE EXISTING RESIDENTIAL PARKING ZONE 6 (RPZ 6) AND INCLUDE A 2 HOUR PARKING LIMIT IN THE VICINITY OF 61 WHALLEY AVENUE STARTING AT THE CORNER OF DWIGHT STREET, ON THE RIGHT SIDE OF WHALLEY AVENUE, ENDING AT THE CORNER OF SPERRY STREET.

PUBLIC TESTIMONY

Presenters: Hon. Frank Douglass, Jr., 570 Elm Street

Hon. Douglass, Jr. presented how he is supporting this item on behalf of residents in this area, as they do not have enough off-street parking.

George Lehrer, 61 Whalley Avenue, spoke in support of this residential parking zone being extended to this area of Whalley Avenue to provide more parking spaces for residents. Discussed how a 2-hour parking limit is needed for businesses in this area, as 1-hour parking limit is not long enough.

Jewell White, 57 Whalley Avenue, spoke in favor of this item, as residents need additional available parking.

COMMITTEE ACTION

Alder Kampton Singh moved item # 2, seconded by Alder Caroline Tanbee Smith. All the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

3. ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE PURCHASING AGENT TO ENTER INTO A MULTI YEAR AGREEMENTS FOR GREEN CLEANING SUPPLIES, PAPER PRODUCTS AND EQUIPMENT FOR THE CITY OF NEW HAVEN, INCLUDING ITS BOARD OF EDUCATION.

PUBLIC TESTIMONY

Presenters: Shawn Garris, Procurement Analyst;
Malinda Figueroa, Purchasing Agent, 55 Oxford Street, New Haven;
Jamar Alleyne, ABM Representative, New Haven Public Schools

In response to Alder Festa, Ms. Figueroa discussed how the amount needed is an estimate and confirmed the Board of Education and city cannot go above their budget.

Reviewed how the supplies include toilet paper, paper towels, and dispensers.

Mr. Garris discussed how they are installing stronger dispensers to stand up to the wear and tear in schools.

Mr. Alleyne discussed how damage to air dryers and installation costs are prohibitive to converting from paper towels to dryers.

In response to Alder Tanbee Smith, Mr. Garris reviewed the thought process and the items considered in evaluating the best vendor. Discussed the main reason for going green started

10-15 years ago based on finding projects with less toxicity when they come into contact with human skin.

In response to Alder Festa, Mr. Garris reviewed how this vendor provided the best bid to supply the projects and equipment.

In response to Alder Flores, Ms. Figueroa reviewed how they are staying with the current vendor until this contract is approved. Reviewed how the state legislature passed a green cleaning act for public schools.

In response to Alder Festa, Ms. Figueroa reviewed the process of ordering supplies. Mr. Alleyne confirmed that supplies ordered by the Board of Education would come from the school budget.

COMMITTEE ACTION

No committee action.

The petitioners requested this item be discharged, so it could be voted on at the next Board of Alders meeting.

4. RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE U.S. DEPARTMENT OF TRANSPORTATION, RECONNECTING COMMUNITIES PILOT PROGRAM, IN AN AMOUNT NOT TO EXCEED \$2 MILLION TO SUPPORT THE I-91 NEIGHBORHOOD RECONNECTION INITIATIVE.

PUBLIC TESTIMONY

Presenters: Laura E. Brown, Director City Plan; and
Hon. Caroline Tanbee Smith, Alder, 45 Nash Street

Director Brown introduced this item and reviewed the background of how they are applying for this grant again with the help of Hon. Tanbee Smith. Reviewed how they plan to use this \$2M grant funding. Confirmed this grant requires a 20% match, which they plan to use some bond funding. A copy of the presentation is on file in the Office of Legislative Services.

Hon. Tanbee Smith spoke in favor of this grant. Reviewed the collaborative process and how they are working to augment the previous work that has been completed. Discussed how this is a planning grant, which will allow more community outreach to be completed. Spoke about how some of these funds could be used to improve dangerous intersections to make them safer.

In response to Alder Festa, Director Brown confirmed they are open to where the funds come from for the match but discussed how this grant does not allow them to use federal funding for the match.

In response to Alder Flores, Director Brown confirmed they do not know when they will receive notification regarding whether the city is awarded the funds or not.

In response to Alder Festa, Director Brown broke down how the funding would be used if the city receives the full grant. Three main goals: 1) reconnection and safety, which will involve engaging technical experts to do the analysis on crash data and allotted \$1,100,000; 2) integrative design phase, which will engage architects and planners doing design work and allotted \$800,000 for key points along the spine and \$700,000 for opportunity analysis for housing for upzoning; and 3) additional personnel. Reviewed how she likes to use staff when possible, but they would need to contract design consultants.

Hon. Eli Sabin spoke in favor of this grant funding.

COMMITTEE ACTION

Alder Kampton Singh moved item # 4, seconded by Alder Caroline Tanbee Smith. All the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

5. ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

PUBLIC TESTIMONY

Presenters: Steven Winter, Director of the Office of Climate and Sustainability, 459 Dixwell Avenue;

Hannah Zoe Chua-Reyes, our Sustainability Policy Analyst and Engagement Coordinator, 431 Ridgewood Road, Middletown;

Jared Golden, Consultant with Emergent Urban Concepts

Director Winter reviewed the list of responses to the committee's questions from the previous committee meeting regarding this item.

In response to Alder Festa, Director Winter confirmed that people would be charged a fee either a flat or per-use fee based on the amount of energy consumed. Discussed the importance of having various usages connected to the geothermal system and gave the example of the police station, which has a larger server room that could be used as an additional heat source for the system, in the winter that could be used to heat residential units. Spoke about the big picture vision, as this grant funding makes our reliance on fossil fuel less by offsetting the installation costs through this grant funding and other incentives.

Mr. Golden talked about how it is rare for municipalities to win this grant, and it is exciting that New Haven has been chosen.

Director Winter reviewed how they are not certain how many units the geothermal system will serve but reviewed the goal is to serve Union Station and one thousand housing units for the housing authority complex across from Union Station.

Mr. Golden discussed how the likelihood of this system expanding over time would involve recapturing excess heat from other buildings and interest. Reviewed how they are different geothermal heat pumps and discussed how some of them cannot keep up with low temperatures and require a backup system. Discussed how this project is designed to work with underground stable temperatures.

Director Winter spoke about how the plan is to keep the boilers at Union Station that still have life left as a backup system for Union Station but that a backup system will not be planned for the residential units. Discussed how they do not expect it will be needed as these boreholes will be at a depth of 800-900 feet, which they expect will be enough to support the energy consumption needed.

Mr. Golden discussed how this system can use heat from other sources, so if something happened to the boreholes, a boiler system could be brought in and connected to the system.

In response to Alder Tanbee Smith, Director Winter discussed how they reviewed other projects, including the Yale geothermal project, to determine a fast but manageable completion schedule. Reviewed how they plan to use funding and how they reached the four-year period with Green Bank by using existing funding in the first two years. Spoke about how this shaped the request from Green Bank with potential extension for up to two years. Hope to start using the system at Union Station in year five, so the city can request reimbursement in year six.

Mr. Golden spoke about the schedule and how they would neither want to remove cool air from Union Station at the start of summer nor remove heat from Union Station at the start of winter.

Director Winter reviewed process for how they would collect data to submit to the IRS. Discussed how they are multiple pathways to provide good career pathways for people.

In response to Alder Festa, Mr. Golden discussed how Yale has already tested and drilled test boreholes and have already moved to the design stage. Reviewed how they are actively working with Yale's project team to gather information.

Director Winter spoke about how there is potential to drill boreholes at an angle rather than drilling directly below a building.

Mr. Golden reviewed how there is more efficiency and cost savings by drilling at an angle, as multiple boreholes can be drilled without moving the drill when they drill multiple angled boreholes radiating out from the same site.

Director Winter discussed how he does not think they will need to shut down Union Avenue

completely to bore the holes.

Director Winter confirmed the interest would be based on when the city draws down the funds from the loan, which they do not expect to do for a couple of years, although the city does not have the draw down schedule yet. Expects the interest over the loan to be approximately \$800,000 plus the initial loan fee and legal costs.

Mr. Golden reviewed how this system once installed would have fees involved that would generate revenue and not just create liabilities for the city. Discussed how this system helps keep funds for utility costs in New Haven rather than sending them to other states for the cost of gas or oil.

Director Winter spoke about how Southern Connecticut Gas' parent company is in Spain. Reviewed how some places using geothermal systems are seeing significant savings.

COMMITTEE ACTION

Alder Kampton Singh moved item # 5, seconded by Alder Caroline Tanbee Smith. Alder Kampton Singh moved to amend item # 5 by substitution, seconded by Alder Caroline Tanbee Smith. All the alders spoke in favor of the amendment, and motion to amend was unanimously approved.

6. ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A MULTIYEAR AGREEMENT WITH NEW ENGLAND SMART ENERGY GROUP, LLC IN ORDER TO PROVIDE ENERGY EFFICIENCY AND HOME ELECTRIFICATION SERVICES TO NEW HAVEN RESIDENTS.

PUBLIC TESTIMONY

Presenters: Steven Winter, Director of the Office of Climate and Sustainability, 459 Dixwell Avenue; and
Stephanie Weiner, Director of Connecticut Operations, New England Smart Energy Group LLC, 418 Meadow Street, Fairfield

Director Winter presented this item and how with the help of New England Smart Energy Group LLC will help residents leverage Energize CT and ARPA funding to complete energy assessments, install heat pumps, and heat pump water heaters. Reviewed how they will layer incentives to help reduce costs for residents.

Ms. Weiner discussed how it will depend on UI's budget, which they expect will come out next year. Reviewed how marketing can consist of mailings, digital marketing, and field marketing. Discussed how they have partnered with ten different towns in Connecticut.

In response to Alder Festa, Director Winter reviewed how they want protections in place for tenants who participate in this program, so they will not be charged higher rent or evicted due to

updates to the property.

Discussed how installation could cost \$3,000 - \$4,000 per property, heat pump water heater \$1,000 - \$2,000, and heat pump could cost \$15,000.

In response to Alder Flores, Director Winter discussed how more residents based on income could be eligible for federal incentives.

Ms. Weiner reviewed how funding and costs to property owners would be based on the overall cost of the work, which can vary depending on the amount of work needed and the size of the heat pump.

In response to Alder Festa, Director Winter discussed the benefits of the partnership with New England Energy Group, and how they will help implement it.

Reviewed how New England Energy Group was chosen because of their marketing program and like-kind staffing, which amounts to approximately \$150,000, that other vendors who answered the RFP did not offer. Also, spoke of the ability of New England Energy Group to walk residents through enrollment to implementation.

COMMITTEE ACTION

Alder Kampton Singh moved item # 6, seconded by Alder Caroline Tanbee Smith. All the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

Alder Kampton Singh moved to close the public hearing, seconded by Alder Caroline Tanbee Smith. The motion was unanimously approved at 8:39 p.m.

Alder Kampton Singh moved to adjourn, seconded by Alder Caroline Tanbee Smith. The motion was unanimously approved.

Adjourned: 8:53 p.m.

A recording of this meeting can be viewed on the Board of Alders' YouTube channel here: <https://youtube.com/@boardofalders8363>.

Respectfully submitted,
Misty Maza, J.D., Legislative Aide II