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ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO ENTER INTO A COOPERATION AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AND GLENDOWER GROUP, INC. AND ST. LUKE'S DEVELOPMENT CORPORATION AND ST. LUKE'S GLENDOWER LLC, WITH RESPECT TO THE REDEVELOPMENT OF 117-125 & 129 WHALLEY AVENUE, 10-12 DICKERMAN STREET, AND 34-36 SPERRY STREET (INCLUDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES) AND TO ENTER INTO A MEMORANDUM OF AGREEMENT CONCERNING DOCUMENTATION AND PRESERVATION OF HISTORIC BUILDINGS AFFECTED OR POTENTIALLY AFFECTED BY SUCH REDEVELOPMENT PURSUANT TO SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT

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WHEREAS, the Housing Authority of the City of New Haven (“HANH”), Glendower Group Inc. (“Developer”), St. Luke’s Development Corporation and St. Luke’s Glendower LLC (collectively the “Owners”) are in the final stages of implementing plans and financing to redevelop 117-125 & 129 Whalley Avenue, 10-12 Dickerman Street, and 34-36 Sperry Street located in the City of New Haven, Connecticut (the “City”) using funds received from the United States Department of Housing and Urban Development, together with other funding sources; and

WHEREAS, the Developer previously submitted a proposed Cooperation Agreement between the City, HANH, Owners and the Developer pursuant to which the Developer agrees to undertake and complete the Project, which was to include an aggregate of up to fifty-five (55) residential units, of which forty-four (44) units were to be Rental Assistance Demonstration Program based voucher units ("RAD Units"), and five (5) were to be market-rate units, along with approximately four thousand eighty-eight (4,088) square feet of commercial/retail and community space, and the City agreed to perform certain functions to facilitate the Project (the “Cooperation Agreement”); and

WHEREAS, on February 18, 2025, the Board of Alders (“Board”) passed an Order as contained in File Number LM-2024-0670 approving the Cooperation Agreement; and authorizing the Mayor to (i) execute the Cooperation Agreement on behalf of the City; (ii) execute, acknowledge and deliver any and all ancillary documents as may be necessary or expedient, from time to time, to implement and effect the intent and purposes set forth in the Cooperation Agreement(s); and (iii) execute and deliver a Memorandum of Agreement between the City, SHPO and the Developer to mitigate the adverse effects on structures at 117-25 and 120 Whalley Avenue (“MOA”); and

WHEREAS, changes in market conditions, construction costs, and financing conditions rendered the unit mix including the five (5) market rate units economically infeasible; and the Owners desire to amend the Cooperation Agreement to reflect the changed market and construction conditions, only to the extent that the unit mix will comprise of an aggregate of up to fifty-five (55) residential units, of which forty-nine (49) units will be Rental Assistance Demonstration Program based voucher units ("RAD Units"), along with approximately four thousand eighty-eight (4,088) square feet of commercial/retail and community space; and

WHEREAS, the City, HANH, Owners and the Developer propose to execute the Cooperation Agreement, a copy of which is attached hereto, in substantially final form, and incorporated herein by reference.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the Mayor of the City of New Haven is authorized to execute the Cooperation Agreement, or a Cooperation Agreement substantially similar thereto, containing the revised unit mix and all other previously

approved provisions, including the Tax Agreements on behalf of the City, and the City-Town Clerk of City be and hereby is authorized and directed to impress and attest the official seal of the City upon said Cooperation Agreement(s); and

BE IT FURTHER ORDERED by the New Haven Board of Alders that the Mayor of the City of New Haven is authorized and empowered to execute, acknowledge and deliver any and all ancillary documents as may be necessary or expedient, from time to time, to implement and effect the intent and purposes set forth in the Cooperation Agreement(s) and this amended Order; and

BE IT FURTHER ORDERED by the New Haven Board of Alders that the Mayor of the City of New Haven is authorized and empowered to execute any additional documents as were previously authorized and approved in Order of the Board of Alders, File Number LM-2024-0670 as may be necessary or expedient to carry out the purpose of the Order.