



Justin Elicker
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Michael Piscitelli
Economic Development
Administrator

May 28, 2026

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

RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING A DEVELOPMENT AND LAND DISPOSITION AGREEMENT BY AND AMONG THE CITY OF NEW HAVEN, THE NEW HAVEN PARKING AUTHORITY AND WE 2 CHURCH STREET LLC FOR THE DEVELOPMENT AND DISPOSITION OF 2 CHURCH STREET TOGETHER WITH ALL SUCH ANCILLARY DOCUMENTATION AS MAY BE REQUIRED TO IMPLEMENT THE INNOVATION CLUSTER

Dear Honorable President Walker-Myers:

Enclosed for consideration by the Board of Alders is an Order and companion Development and Land Disposition Agreement (“DLDA”) which, if approved, will enable the City of New Haven (the “City”) to implement the recently awarded Innovation Cluster grant from the Connecticut Department of Economic and Community Development (“DECD”).

On September 26, 2025, Governor Ned Lamont and DECD awarded funding for the Quantum & Life Science Cluster (the “DECD funding”). The DECD funding is aimed to support the growth of innovation clusters towards “the catalytic advancement of key economic sectors, including (but not limited to) biotechnology, financial services and technology, advanced manufacturing, renewable energy, insurance services and technology, software development, artificial intelligence, quantum technology and advanced computing.” The New Haven initiative is focused on creating value in the life science and quantum technology sectors and, in turn, connecting residents to opportunities and new jobs.

The proposed DLDA with 2 Church Street LLC is for the development of a new commercial lab and office building at a vacant 1.8 acre site. Led by Carter Winstanley, 2 Church Street is proposed as the third of three major developments which together fill in the former Route 34 expressway. The project is highlighted by a new public plaza, connecting the Hill to Downtown, final completion of the tunnels and drives to between Interstate 91/95 and the Air Rights Garage and new space intended for business and institutional partners, including QuantumCT. DECD funding will be used in part to support the public infrastructure consisting of the tunnels and drives, streetscape and

public plaza, all in a manner consistent with prior projects at 100 College Street and 101 College Street. One notable difference however is that the City has worked with DECD to relieve the City of various administrative responsibilities as the grant, known as the DECD Financing, will be a direct grant from DECD to 2 Church Street LLC. The City will still be responsible for signing off on requisition requests from the developer, as well as its traditional permitting, inspection and commissioning responsibilities.

Both state and federal funding will also be used to complete the extension of the Church Street Promenade with a new Arc Bridge and for the development of an 'early start' space innovation space. This new space, located at 101 College Street will establish New Haven's leadership position in the quantum sciences and be the home base for a new organization specifically created to build a quantum ecosystem with workforce development partners. At the upcoming hearing on this matter, we will discuss this moment in time to lead the New England region as next generation technology moves from academic labs to real-world applications.

The Together, We Grow mandate for inclusive growth is incorporated both into the DLDA and in everyday practice.

The BioCity program at 101 College Street will enter its third year in operation. This program was launched through seed funding made available as part of the 101 College Street development agreement and various federal grants. Students in the program have an outstanding average GPA of 4.09 and have accumulated 400 college credits to date. Moreover, students at BioCity have real-world experience, sharing the same lab as our City's leading professional scientists.

With the emergence of quantum information technologies, QuantumCT is accelerating the adoption of quantum in Connecticut and beyond. Workforce development is a key pillar, which in part led to the creation of the Quantum Path Initiative and newly launched CSCU Center for Quantum and Nanotechnology. QuantumPath includes training for New Haven Public School students, and "day-one" experiential learning at the college and community college level. To date, leadership by Southern Connecticut State University and the CSCU system creates a competitive advantage for New Haven residents, offering professional development for teachers, engagement in use-inspired research, and opportunities to attend events showcasing quantum, biotech and other emerging technologies. This is one example of how DECD and the Innovation Cluster are supporting QuantumCT in its mission to build out the quantum economy.

With 2 Church Street, Carter Winstanley and City staff are focusing efforts on the ladder of job opportunities associated with a now-maturing innovation district. Employment opportunities range from construction to maintenance to culinary and various support services. New Haven Works will provide best-in-class resources to support the initiative and a new Local Employment Team will be established to drive connections, accessibility and readiness.

Workforce and small contractor participation goals are incorporated into the DLDA. Although the proposed building is not as large as 101 College Street, we can use prior performance as a benchmark. With 101 College, approximately \$171M in construction contract value was awarded to minority and/or women-owned construction firms. To further elevate performance with this project, the Developer has committed to launching two (2) pre-apprentice construction readiness programs with the first commencing no later than one month after the closing. The more aggressive schedule will help us to stay aligned with the forecast construction schedule.

Recognizing the need to do more in support of small business and connections on a business to business level, the DLDA creates a structure whereby the plaza and indoor spaces will be programmed with business fairs. Coupled with regular engagement by our Small Business Resource Center and Buy New Haven outreach, the small business fairs will ensure a lasting impact and point of sale connections to tenants within 2 Church Street and across the innovation cluster.

This week, Unilever announced their intention to open a new Global Innovation Center at 2 Church Street. The center promises to be a leading hub for research and development of Unilever's personal care, beauty and wellbeing product lines. Moreover, the announcement is a significant milestone for the New Haven economy with a ladder of new employment opportunities and meaningful career opportunities for our residents and neighbors.

Thank you for your timely consideration of this matter, please do not hesitate to contact me with further questions or concerns.

Sincerely,

Dean Mack, AICP
Deputy Director, Economic Development

attachments

cc: City of New Haven (Michael Piscitelli, Alex Guzhnay)
NHPA (Doug Hausladen)
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