



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

July 25, 2024

The Honorable Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06510

**RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
APPROVING AN AMENDED AND RESTATED DEVELOPMENT AND LAND
DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND
DISTRICT NHV, LLC**

Dear President Walker-Myers,

I am pleased to submit, for review by the Honorable Board of Alders of the City of New Haven, the attached amended and restated Development and Land Disposition Agreement (the “DLDA”) with District NHV, LLC (“DISTRICT”) at 470 James Street. I respectfully request that the Honorable Board of Alders accept this submission for its consideration.

The City and DISTRICT entered into the original DLDA for the property at 470 James Street in 2016, and in 2018 DISTRICT completed its primary objective of constructing a tech and innovation campus on the site. DISTRICT has delivered an exceptional project and has transformed the neighborhood in and around the I-91/State Street interchange and there are just a handful of outstanding issues which the proposed amended and restated DLDA will address, if approved.

On the technical side, recognizing that the outdoor and indoor spaces as constructed contribute to the overall campus feel and original intent of the DLDA, the DLDA would remove the detailed requirements for an amphitheater, riverwalk garden, and interior courtyard,. The DLDA also would acknowledge that the City and DISTRICT agree to suspend the requirement for a kayak launch, given that State approval is not yet in place. In return, the DLDA would require DISTRICT to make good-faith efforts to support Mill River Trail public access. This is important because of the City’s ongoing work to complete the trail which would be connected to the existing gravel path constructed by DISTRICT on the 470 James Street site.

On the policy side, the DLDA would allow of the City to create a new Mill River Special Funds Account to hold and expend the City's billboard revenue share for three (3) specific public improvement efforts:

- To improve the streetscape at the corner of State and James Streets
- To perform maintenance and cleaning in the Mill River Special Services District
- To conduct cultural equity education, events, and other programming

To get started on these efforts, DISTRICT will deploy approximately \$130,000 of the City's current accrued annual billboard revenue share to expedite construction of the aforementioned streetscape improvement project at the corner of State and James Street in collaboration with other projects in development.

Finally, the DLDA would provide for the creation of a Mill River Special Services District to approve future expenditures from the Mill River Special Funds Account, or, failing such creation by December 31, 2024, the DLDA would create a Mill River Improvements Committee to approve such expenditures.

Over the years, the former Connecticut Transit bus garage has been transformed into one of the nation's great places to work, and its site is now truly accessible to the entire community. I believe that the DLDA with DISTRICT achieves many additional positive outcomes both on-site and for the surrounding area.

Thank you for your kind attention to, and consideration of, this matter. I look forward to working with you and the rest of your colleagues on the Board of Alders on this request. Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Michael Piscitelli
Economic Development Administrator

Attachments

cc: Barbara Montalvo, Mayor's Office
file