

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: [ORDER OF THE BOARD OF ALDERS](#) of the City of New Haven authorizing the Mayor of The City Of New Haven to enter into a 5-year lease agreement with F and K LLC, owner of the property at 332 Whalley Avenue, New Haven, to continue to be used as the District 10 Police Substation, in an amount not to exceed \$135,000.00, payable in monthly installments of \$2,250.00 and to execute all documents and contracts as necessary.

Submitted by: David Zannelli, Acting Chief of Police

REPORT: 1683-08

ADVICE: Approval

BACKGROUND:

The New Haven Police Department is seeking approval for a \$135,000 5-year lease agreement proposed by F and K LLC (c/o Minore's Meats, Inc.) to continue the Police Department's use of the property for the Police District 10 Substation at 332 Whalley Avenue. Rent would be payable at \$2,250.00 per month. The current lease with F and K LLC for the property ends August 31, 2026.

Renewing the lease for 5 years provides consistency to the WEB (Whalley Avenue, Edgewood and Beaver Hills) community police district. This substation assists with the community policing philosophy of the NHPD, and this space, in particular, allows for greater community programs at the substation, community engagement and police community engagement due to its large meeting space. The location is ideal because Whalley Avenue is a highly traveled thoroughfare for both pedestrians and vehicular traffic.

PLANNING CONSIDERATIONS

[Vision 2034](#), **New Haven's Comprehensive Plan**, includes the following goals and strategies:

Civic Services & Experiences

Goal 7: Enhance public safety services to effectively meet community needs.

- Strategy 7.2: Improve Police and Fire Department infrastructure and resources.

This substation serves as a community meeting space, serving the Whalley Ave, Edgewood and Beaver Hills community management team and supporting community programming. Approval of the lease agreement aligns with the Comprehensive Plan's goals of enhancing public safety services to meet community needs.

ADVICE

Authorization of this Order aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: June 17, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura Brown
Executive Director, City Plan Department