



Justin Elicker
Mayor

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



Michael Piscitelli, AICP
*Economic Development
Administrator*

September 3, 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 THE EXECUTION AND DELIVERY OF A PROPOSED DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND ART CT 770 LAND, LLC, PROVIDING FOR THE CONVEYANCE OF REUSE PARCEL 'A' IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT AREA, BEING KNOWN AS 112 CHAPEL STREET, IN ACCORDANCE THEREWITH AND RESOLUTION AUTHORIZING THE ACCEPTANCE OF ADDITIONAL GRANT FUNDS FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT FOR REMEDIATION OF SAID REUSE PARCEL "A"

Dear Alder Walker-Myers:

I am pleased to submit to the Honorable Board of Alders (the "Board") for its consideration the attached Development and Land Disposition Agreement ("DLDA") with Art CT 770 Land, LLC (The "Buyer") for the redevelopment of the property identified as Reuse Parcel 'A' in the River Street Municipal Development Project Plan (also known as 112 Chapel Street) consisting of approximately 0.6 acres of land (the "Property").

The Buyer acquired the property at 128-166 Chapel Street, which is adjacent to the Property (the "Adjacent Property") in 2019 to accommodate the operation of its business affiliate, Art to Frames (the "Business") in the existing 40,000-square-foot building there. Since beginning its operation on the Adjacent Property in 2020, the Business has grown and currently employs roughly 100 people, many of whom live in the Fair Haven neighborhood.

The Buyer is proposing to construct a 20,000-square-foot warehouse on the 128 Chapel Street portion of the Adjacent Property and acquire the Property for One Hundred Thousand Dollars and Zero Cents (\$100,000.00), which is the value assigned to the Property by Amodio and Associates in an appraisal dated July 6, 2023, for redevelopment as a parking lot to serve the



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Business. The City has received a commitment from the Connecticut Department of Economic and Community Development of grant funds to remediate the Property (the "DECD Grant").

Accordingly, I hereby respectfully request the Board's consideration and approval of the DLDA, together with approval of additional environmental remediation funds to be provided through the DECD Grant.

Thank you for consideration of this matter. Please feel free to call Helen Rosenberg at 203-946-5889 with any questions.

Sincerely,

Handwritten signature in blue ink, consisting of the letters 'MPL.' followed by a period.

Michael Piscitelli, AICP
Economic Development Administrator