



Justin Elicker
Mayor

**ECONOMIC DEVELOPMENT
ADMINISTRATION
CITY OF NEW HAVEN**

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Michael Piscitelli
*Economic Development
Administrator*

August 26, 2024

The Honorable Alder 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
AMENDMENT 1 TO THE LEASE, OPERATING AND FUNDING AGREEMENT
WITH THE STATE OF CONNECTICUT DEPARTMENT OF
TRANSPORTATION FOR THE MANAGEMENT AND OPERATION OF THE
NEW HAVEN UNION STATION AND STATE STREET STATION CAMPUS**

Dear Honorable President Walker-Myers:

I am respectfully submitting for the Board's consideration the above-referenced order concerning a proposed Amendment 1 to the above-referenced Lease Operating and Funding Agreement with the Connecticut Department of Transportation (CTDOT) for the management and operation of the Union Station and State Street Station campus (LOFA).

In 2022, the City and CTDOT entered into the LOFA and have made significant progress toward development of a best-in-class transit oriented development. Some progress highlights include,

- Over \$17M has been secured in Urban Act capital grants;
- A design process is underway for interior renovations of Union Station;
- New wayfinding signs will soon be installed; and
- Planning has started for a new intermodal parking garage on the westerly parking lot.
- On-site parking utilization continues to bounce back with an average of 879 cars parked on average per day in July, 2024 relative to less than 425 cars parked per day in July, 2021.

Further to the goals of the partnership with CTDOT, the purpose of this amendment is to enable CTDOT to negotiate a development agreement and release the "East Lot" for a development project in a manner consistent with CTDOT's request for development proposals (RFP). The RFP was released in July 12, 2024 and CTDOT intends to make final decisions on a development partner in the fourth quarter of 2024.

Amendment 1 to the LOFA is a necessary step in this process, first to enable CTDOT to transfer custody of the East Lot to the development partner and second, to ensure that CTDOT makes available sufficient replacement revenue to manage and operate the campus. The New Haven Parking Authority, which operates the Campus on behalf of the City, will need the replacement revenue in order to balance the operating budget.

In the supplemental information, I have included a letter from CTDOT Commissioner Garrett Eucalitto which provides additional detail on key provisions such as future tax revenue, which pertain to the future East Lot development and included herein for reference.

Thank you for your time and consideration of Amendment 1, which is an important step in the process and I encourage your support. If you have any questions, please do not hesitate to call me direct at (203) 946-2867.

Very truly yours,

Handwritten signature in brown ink, appearing to read "MPL".

Michael Piscitelli, AICP
Economic Development Administrator

enclosures

cc:

Laoise King, Deputy Commissioner, CTDOT

Doug Hausladen, Executive Director, New Haven Parking Authority

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