

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/ Orders/ Ordinances
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation
	Disk or E-mailed Cover letter & Order
	IN ADDITION IF A GRANT:
X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: _____

Meeting Submitted For: _____

Regular or Suspension Agenda: _____

Regular

Submitted By: _____

Helen Rosenberg

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO
APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$1,300,000 AND
TO PARTNER WITH WEST RIVER HOUSING COMPANY, LLC TO SUPPORT
ENVIRONMENTAL REMEDIATION OF THE PROPERTY LOCATED AT 16 MILLER
STREET

Comments: _____

Coordinator's Signature: _____

MP L

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call 203-946-7665 with any questions.

****PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED****



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*

November 7, 2022

The Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$1,300,000 AND TO PARTNER WITH WEST RIVER HOUSING COMPANY, LLC TO SUPPORT ENVIRONMENTAL REMEDIATION OF THE PROPERTY LOCATED AT 16 MILLER STREET

Dear Honorable Members:

West River Housing Development LLC (the "Developer") is undertaking the redevelopment of the property situated at 16 Miller Street (the "Property") to accommodate construction of 56 affordable housing units and ancillary community space (the "Project"). Environmental investigations have determined that site remediation (the "Remediation"), is estimated to cost approximately One Million Three Hundred Thousand Dollars and Zero Cents (\$1,300,000.00) which remediation will need to occur prior to commencement of construction.

The Connecticut Department of Economic and Community Development ("DECD") has made remediation funding available for which the City of New Haven (the "City") may apply for this purpose. The approval of the Board of Alders to apply for and accept such grant funds as may be available from DECD would allow the City to partner with the Developer in commencing and completing the Remediation, so that the Property can meet the vital community need for affordable housing.

Thank you for your consideration of this matter. If you have any questions, please call Helen Rosenberg, Economic Development Officer, at 203-946-5889.

Sincerely,

Michael Piscitelli
Economic Development Administrator



203. 946.2366 Phone / 203. 946.2391 Fax

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$1,300,000 AND TO PARTNER WITH WEST RIVER HOUSING COMPANY, LLC TO SUPPORT THE ENVIRONMENTAL REMEDIATION OF THE PROPERTY LOCATED AT 16 MILLER STREET

WHEREAS, West River Housing Company, LLC (the "Developer") is the proposed developer of the property located at 16 Miller Street (the "Property"); and

WHEREAS, the Developer proposes to construct a 56-unit affordable housing project and ancillary community services on the Property (the "Project"); and

WHEREAS, the Developer has conducted extensive environmental assessment of the Property which has determined that the Property requires environmental remediation in order to carry out the Project (the "Remediation"); and

WHEREAS, pursuant to Section 32-763 of the Connecticut General Statutes, the Connecticut Department of Economic and Community Development (the "State") is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the City make an application to the State for one million three hundred thousand dollars and zero cents (\$1,300,000.00) and to partner with West River Housing Company, LLC in order to undertake the Remediation, so as to support the redevelopment of the Property, and to execute an Assistance Agreement for that purpose.

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Aldermen that:

- 1). It is cognizant of the conditions and prerequisites for State assistance imposed by Section 32-763 of the Connecticut General Statutes.
- 2). That the filing of an application for State financial assistance by the City of New Haven in the amount of One Million Three Hundred Thousand Dollars and Zero Cents (\$1,300,000.00) is hereby approved (the "Application") and that Justin Elicker, Mayor of the City of New Haven, is hereby authorized and directed to execute and file the Application with the Connecticut Department of Economic and Community Development, to provide such additional information as may be required, to execute such other documents as may be required in the Application process, to execute an Assistance Agreement with the State of Connecticut for financial assistance (if such an agreement is offered) in the amount of \$1,300,000.00 or such lesser amount (if any) as may be offered by the State (which Assistance Agreement may include an indemnification of the State and/or appropriate agencies of the State), to execute any amendments, rescissions, and revisions thereto, and to act as the authorized representative of the City with respect to all other matters pertaining to the Application.
- 3). It is affirmed that the City will partner with West River Housing Company, LLC in the Remediation.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable aldermen/women): **Tyisha Walker-Myers, Ward 23**

DATE: **11/7/22**

FROM: Department **Office of Economic Development**
Person **Helen Rosenberg** Telephone **946-5889**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$1,300,000 AND TO PARTNER WITH WEST RIVER HOUSING COMPANY, LLC TO SUPPORT ENVIRONMENTAL REMEDIATION OF THE PROPERTY LOCATED AT 16 MILLER STREET

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

FISCAL IMPACT STATEMENT

DATE: November 7, 2022

FROM (Dept.): Office of Economic Development

CONTACT: Helen Rosenberg PHONE 946-5889

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$1,300,000 AND TO PARTNER WITH WEST RIVER HOUSING COMPANY, LLC TO SUPPORT ENVIRONMENTAL REMEDIATION OF THE PROPERTY LOCATED AT 16 MILLER STREET

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up	0	0	0	
2. One-time	0	0	0	
3. Annual	0	0	0	
B. Non-personnel				
1. Initial start up	0	0	0	
2. One-time	0	0	0	
3. Annual	0	0	0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO ☐
YES ☒

1. One-time x

\$1,300,000

2. Annual

Other Comments:

NOTICE OF INTENT

**NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT
AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN
DURING THE PERIOD:**

September – November, 2022

PROGRAM NAME: Connecticut Municipal Brownfield Cleanup Program

(X) NEW () CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: \$1,300,000

**FUNDING SOURCE: Connecticut Department of Economic and Community
Development**

PURPOSE OF PROGRAM: Environmental Cleanup of old industrial sites

**BRIEF SUMMARY OF CITY'S PROPOSAL: To undertake environmental
cleanup of the property located at 16
Miller Street to facilitate a 56-unit
affordable residential and ancillary
community space development.**

MATCH REQUIREMENT FROM GENERAL FUND (if any): None

ALLOWABLE INDIRECT COST: None

DEPARTMENT SUBMITTING APPLICATION: Office of Economic Development

CONTACT PERSON: Helen Rosenberg

DATE: November 7, 2022

GRANT SUMMARY	
Grant Title:	Environmental Remediation Grant for Environmental Cleanup of 16 Miller Street
MUNIS #:	FDA # or State Grant ID #
City Department:	Office of Economic Development
City Contact Person & Phone:	Helen Rosenberg 946-5889
Funding Level:	\$1,300,000.00
Funding Period:	FY 2022-2023 – FY 2024-2025
Funding Source:	Connecticut Department of Economic and Community Development
Funding Source Contact Person & Phone	Jennifer Schneider 860-977-5281
Purpose of Program:	Environmental cleanup
Personnel (salary):	\$0
Personnel (Worker's Comp):	\$0
Personnel (Med. Benefit):	\$0
Non-Personnel (total):	\$1,300,000.00
Non-Personnel (M & U):	\$
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	NA
Reporting requirements: Fiscal	Semi-Annual
Reporting requirements: Programmatic	Quarterly
Due date of first report:	TBD
Audit Requirements:	State Single Audit requirement

EXECUTIVE SUMMARY

The National Housing Partnership Foundation has established West River Housing Company, LLC to remediate and redevelop the 4.42-acre, MLK/Tyler site located at 16 Miller Street (the "Site") to accommodate 56 units of affordable housing and ancillary community space (the "Project"). The Site is on Frontage Road and Martin Luther King Boulevard, near West River parkland, and accessible to Connecticut Transit service and Route 34. Barnard School is located a short distance from the Site.

Environmental investigations conducted by HRP Associates, Inc, indicated that remediation of the site will be needed prior to construction of the Project. Remediation will primarily include excavation and off-site disposal of soil impacted with lead, PAHs, and buried wood debris. In areas on which no new buildings will be constructed, the site will be backfilled with clean fill material and paved to cap contaminant levels acceptable under the Connecticut Remediation Standard Regulations.

The City has the opportunity to obtain up to \$1,300,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct said remediation project.