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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 APT FOUNDATION, INC, PROVIDING FOR THE  
CONVEYANCE OF A 1.5 ACRE PARCEL IN THE LONG WHARF  
REDEVELOPMENT PROJECT AREA, BEING KNOWN AS 0 SARGENT DRIVE IN  
ACCORDANCE THEREWITH

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WHEREAS, On February 19, 2019, the Board of Alders, in accordance with the City's comprehensive planning processes and zoning ordinances, adopted the Long Wharf Responsible Growth Plan (the “Long Wharf RGP”); and,

WHEREAS, The City of New Haven (the “City”) and APT Foundation, Inc, (the “Developer”), entered into a Memorandum of Understanding on July 7, 2023 for the conveyance of a portion of the Gateway Site (also known as 0 Sargent Drive, New Haven, Connecticut, consisting of approximately 1.5 acres, more or less) situated within the Long Wharf Redevelopment Project Area (the “Property”) for a fair market value in the exact amount due and payable by the City to the State of Connecticut for the Property, and for the proposed redevelopment of the Property in accordance with the Developer’s proposal and the Long Wharf RGP; and,

WHEREAS, the Developer proposes the construction of a 36,000-square-foot office building to house its new, expanded headquarters, an outpatient treatment facility to help those with substance abuse and mental health disorders, and a pharmacy (the “Project”); and,

WHEREAS, the Developer shall consolidate all treatment services within New Haven at the Project, and shall discontinue the provision of such services at the premises known as 495 & 517 Congress Avenue within thirty (30) days of receiving a certificate of occupancy with respect to the new facility at the Property; and,

WHEREAS, the Special Act 23-27 (the “Special Act”) authorizes the Board of Regents for Higher Education (the “BOR”) to convey the Property to the City and the BOR and the City have worked collaborative to accomplish the same by way other means as the BOR may be so authorized to do and, in turn, the City and Developer seek authorization from the Board of Alders of the City of New Haven to authorize Mayor Justin Elicker to execute and deliver a deed conveying the Property, subject to acquisition from the BOR and subject to a DLDA in such form as the Board of Alders of the City of New Haven (the “Board of Alders”) shall approve, together with such other agreements and/or instruments as the

Office of the Corporation Counsel shall determine to be necessary or desirable to effect the conveyance of the Property to the Developer subject to the DLDA; and,

WHEREAS, the Board of Alders has reviewed and approved the attached form of the DLDA; and,

WHEREAS, the Developer has indicated its willingness to enter into the DLDA based upon the terms and conditions therein set forth.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven that:

Section 1. The proposal of the Developer as regards the purchase of the Property is consistent with the purposes of the Long Wharf RGP and is in the best interests of the City as regards redevelopment of the Property; and,

Section 2. The proposed form of DLDA between the City of New Haven and APT Foundation, Inc providing for the conveyance of the Property and subsequent redevelopment thereof, is hereby specifically approved; and,

Section 3. The Mayor is hereby authorized and directed to execute, on behalf of the City, the DLDA in substantially the form submitted to the Board of Alders, a deed conveying the Property in the manner therein described, together with such other ancillary documents or instruments as described therein or as the Office of the Corporation Counsel shall deem necessary or appropriate in order to effect the intent of this Order, and that, to the extent necessary or desirable, the City/Town Clerk is hereby authorized and directed to impress and attest the official seal of the City onto any such documents.