



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*

January 9, 2026

The Honorable Tyisha Walker-Myers
President
New Haven Board of Alders
165 Church Street
New Haven, CT 06510

RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

Dear President Walker-Myers,

Thank you for your consideration of the above-referenced Order which, if approved, will enable the City of New Haven (the “City”) to acquire 510 and 510A Grand Avenue (the “Site”). The Site is approximately 8.6-acres and home of the vacant English Station power plant. The acquisition, if approved, will enable the City to build a new public park on the Site (the “Park at Mill River”).

The new Park at Mill River will feature the City’s first outdoor public swimming and aquatics facility as well as new opportunities for active and passive outdoor recreation in an unparalleled coastal environment. Situated in the middle of the Mill River, the Site affords views of the Pearl Harbor Memorial “Q” Bridge as well as the City’s skyline and surrounding neighborhoods. Conceptual plans are taking into consideration the needs of the City’s park system, including opportunities for more active recreation, gathering spaces and access to the water itself in the form of a kayaking facility.

Further guidance on the planning for the Park at Mill River can be found in Vision 2034, the City’s new Comprehensive Plan, which states that “..access to green spaces enhances mental and physical health, encourages recreation and social interaction, and strengthens community cohesion ... [contributing] to a more livable, equitable and sustainable City.” Likewise, one of the key goals of the Connecticut Coastal Area Management Act is to improve public access to Connecticut’s coast in part through open space and resilience. Plans for the new Park at Mill River have been introduced at two community meetings held in 2025. More detailed designs will be shared at the next community meeting, which is scheduled for January 15, 2026. City staff looks forward to sharing these designs at the Board’s future committee hearing on this Order.

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Also at the committee hearing, City staff will present the acquisition process, including a status report on negotiations with the current property owners. Funding for the acquisition is anticipated to come out of a Connecticut Department of Economic and Community Development Urban Act grant, which was awarded to the City for Mill River district initiatives, and accepted by the Board of Alders on September 3, 2024.

Please consider this Order in the context of the remediation of English Station and the broader revitalization of the Mill River neighborhood. The Site is home to a dormant power plant, which has not been used since 1992 and has not been remediated to the standards set forth in a partial consent order entered into by the United Illuminating Company (“UI”) and the State of Connecticut (the “State”) since 2015. Delays in the remediation process have led to a highly contentious dispute between UI and the State, which remains unresolved as of this writing. As we enter 2026, however, there is reason to believe that various legal disputes will be decided either in State court(s) or in various administrative proceedings and this presents the City with a moment-in-time to shape the future of the Site and to deliver a generational asset for our community.

Thank you for your careful review and consideration. If you should have any questions or concerns regarding plans for the acquisition of the Site or planning for the Park at Mill River, please do not hesitate to call me at (203) 946-2867.

Sincerely,

A handwritten signature in brown ink, appearing to read "MP" above a stylized "L".

Michael Piscitelli, AICP
Economic Development Administrator

enclosures

cc: Justin Elicker, Mayor
 Alex Guzhnay, Legislative Liaison to the Board of Alders
 Max Webster, Parks Director
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