



City of New Haven

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Meeting Minutes Community Development Committee

Wednesday, June 17, 2026

6:00 PM

Board of Alders Chamber

Meeting can be viewed on Board of Alders YouTube.

[Board of Alders- New Haven Notice] The Community Development Committee will meet in-person at 6:00 PM on Wednesday, June 17, 2026, in the Board of Alders Chamber located at 165 Church Street New Haven, 2nd Floor, to hear and act upon the following items:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS
AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND
ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF
\$5,540,000 AND TO PARTNER WITH GLENDOWER GROUP INC. TO
SUPPORT THE REMEDIATION OF THE PROPERTIES LOCATED AT
169 UNION AVENUE FOR DEVELOPMENT OF A MIXED-USE
PROJECT

RESOLUTION OF THE BOARD OF ALDERS CERTIFYING THAT NO
AMENDMENT TO THE MEDICAL AREA OVERALL PARKING PLAN IS
REQUIRED FOR THE APPLICATION FOR DEVELOPMENT
PERMIT/SITE PLAN REVIEW PERTAINING TO 69 DAGGETT STREET

These items are on file and available for public inspection in the Office of Legislative Services, 165 Church Street, New Haven. Per order: Hon. Carmen Rodriguez, Chair: Attest: Hon. Michael Smart, City Clerk.

If you need an accessibility related accommodation, please contact (203) 946 - 7651 (voice) or (203) 946-8582 (TTY). In accordance with the City of New Haven Covid-19 guidelines, masks are now optional.

Public may send comments to publictestimony@newhavenct.gov.

Minutes

Alder Rodriguez, called the public hearing to order at 6:00 p.m. Present were Alders Rodriguez, Chair, Douglass, Vice-Chair, Redente, Hubbard, and Kim.

Presenters were Economic Development, Helen Rosenberg, Glendower Group, Edward Chance, Environmental Consultant, Neil Payne, Yale University, Alexandra Daum, and Yale Attorney Joseph Hammer.

1. RESOLUTION OF THE BOARD OF ALDERS CERTIFYING THAT NO AMENDMENT TO THE MEDICAL AREA OVERALL PARKING PLAN IS REQUIRED FOR THE APPLICATION FOR DEVELOPMENT PERMIT/SITE PLAN REVIEW PERTAINING TO 69 DAGGETT STREET

PUBLIC TESTIMONY

Yale University, Alexandra Daum discusses Yale Campus Development & Sustainability is requesting approval of a resolution certifying that an amendment to the Medical Area Overall Parking Plan, to which Yale University is a party, is not required for the Application for Development Permit/Site Plan Review submitted to the City Plan Commission on May 20, 2026 pertaining to Yale University property at 69 Daggett Street which is adjacent to Yale University School of Medicine facilities. The application involves property owned by the University located at 69 Daggett Street which is adjacent to University School of Medicine facilities. Project work includes removal of the existing buildings, construction of an 89-space parking lot, and installation of related improvements including stormwater management infrastructure, lighting, fencing and street trees. The application does not involve the construction of any buildings. No parking is required for the project under Section 12(b)(1)(g) of the Zoning Ordinance since the project will not expand the University's existing student body, no faculty or employees will be added, and no new places of assembly will be created. The parking lot will be added to the University's parking inventory. Current condition is temporary construction parking and eventually part of the Yale parking plan.

Alder Kim asked how long before the secondary plans for it to become part of the Yale parking plan?

In response to Alder Kim, Ms. Daum replies it will be permanent parking lot but at this time it is temporary parking for construction site purposes. We anticipate September or early 2027.

Alder Hubbard asked to confirm it will be permanent parking eventually?

In response to Alder Hubbard, Ms. Daum states this is for the foreseeable future that it will continue as permanent parking lot; however, we will return if it were to become something else in the future.

Alder Redente inquired of the building's history and their feelings on residents' concerns?

In response to Alder Redente, Ms. Daum explains that the building does not pertain to the parking plan before you, so we do not have its history information with us. We take their concerns very serious, and it is why we were in the community hearing them. We will take their concerns into consideration as a group/community.

Madam Chair thanks them for their presentation.

2. RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$5,540,000 AND TO PARTNER WITH GLENDOWER GROUP INC. TO SUPPORT THE REMEDIATION OF THE PROPERTIES LOCATED AT 169 UNION AVENUE FOR DEVELOPMENT OF A MIXED-USE PROJECT

PUBLIC TESTIMONY

Economic Development, Helen Rosenberg and Glendower Group, Mr. Chance discusses request of which Glendower Group Inc., a non-profit corporation which is a wholly controlled instrumentality of the Housing Authority of the City of New Haven which is the owner of the 1.9-acre property located at 169 Union Avenue designated for redevelopment as a mixed-use project consisting of 541 rental housing units and retail space. Environmental investigations conducted by Payne Environmental indicate that remediation of the property will be needed prior to construction of the project. The City has the opportunity to obtain up to \$5,540,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct the remediation tasks.

Alder Kim asked will the grant cover the entire remediation project phase? Up to what standards?

In response to Alder Kim, Environment Consultant, Neil Payne states there are three pollutions we are remediating. Church Street South units were built there and were demolished ground up, however not beneath the structures. The sanitary source system must come out and the water system. Asbestos removal beneath in the systems since it is not up code for residential uses. There is leaking underground from heating oil or diesel, along with above the water table. Steve Winters has been involved in the process and we are in touch regularly. Our firm is very thorough but yes, the budget is conservative. We are anticipating this will cover the remediation project.

Alder Douglass asked, was there not a prior remediation request pertaining to this site?

In response to Alder Douglass, Neil shares I did not see one from the prior group or any remediation reports.

Mr. Chance and Helen shares this is the first phase. This is a joint application with the City and HUD. A voluntary cleaning program through the State.

Madam Chair shares this is my ward and the residents have been heard. It'll be safe and sound

from the ground up for residents who return to these units; safe and healthy residency. Thank you!

COMMITTEE ACTION

Alder Rodriguez asks three times for any further public testimonies.

Alder Hubbard shares a written testimony from the respective District Management Team not in favor for 69 Dagget St. item.

Alder Redente makes motion to close the public portion, seconded by Alder Douglass. The motion was unanimously approved.

Madam Chair passing over first item and states no discussion and no action for 69 Dagget St. item will be made.

Alder Douglass made a motion to move the second item, seconded by Alder Redente.

Discussion

Alder Douglass states it is long time coming and approves the item.

Alder Hubbard in favor of item for more affordable housing.

Alder Kim approves item and safety measures taken for the site.

Madam Chair thanks the group and in favor of this item within my ward. Also thank former Alder Dolores Colon for initiating the push for move of the residents years ago and sticking with it to see it through. We couldn't have done this without her support.

All in favor.

Alder Douglass motions to adjourn, seconded by Alder Redente.

All in favor.

Adjourned: 6:49 p.m.

An audio recording of this meeting can be requested through Board of Alders' Legislative Services office.

Respectfully submitted,
Jessica Rios, Legislative Aide II