



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 3, 2025

President Walker-Myers
City of New Haven
165 Church Street
New Haven, CT 06510

Re: 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 \$3,602,765 AND TO PARTNER WITH GDXP NHJV LLC TO SUPPORT REMEDIATION OF THE PROPERTY LOCATED AT STATE AND GEORGE STREETS FOR DEVELOPMENT OF A MIXED-USE PROJECT

Dear President Walker-Myers & Honorable Board of Alders:

The City issued a Request for Qualifications in 2024 to develop the 3.19-acre City-owned property located at State and George Streets (together the “Site”) through which it selected GDXP NHJV LLC (the “Private Partner”) to acquire and construct a mix-used project featuring the creation of 461 housing units, of which 25% will be affordable (the “Project”).

The environmental consultant for the Private Partner, GZA GeoEnvironmental (“GZA”), has determined that the Site is contaminated with several substances due to the occurrence of historic activities on the Site and will require remediation (the “Remediation”) in order for the Project to proceed. GZA has estimated that the Remediation will cost Three Million Six Hundred Two Thousand Seven Hundred Sixty-Five Dollars and Zero Cents (\$3,602,765.00).

The Connecticut Department of Economic and Community Development (“DECD”) offers municipalities funding through its Municipal Brownfields Remediation Grant Program to address such purposes. The approval of the Board of Alders of the City of New Haven to apply for and accept such grant funds from DECD and to partner with GDXP NHJV LLC as the Private Partner for the Project would facilitate realization of the Project.

Therefore, the City’s Economic Development Administration respectfully requests that the City’s Board of Alders approve the accompanying resolution authorizing an application for and



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acceptance of such a DECD grant. 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,

A handwritten signature in blue ink, consisting of the letters 'MPL' in a stylized, cursive-like font.

Michael Piscitelli
Economic Development Administrator