

# **SUMMARY OF DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND APT FOUNDATION, INC. FOR THE CONVEYANCE OF REAL PROPERTY KNOWN AS 0 SARGENT DRIVE, NEW HAVEN**

May 28, 2025

The City of New Haven (“City”) proposes to acquire and then sell a parcel of land at Long Wharf known as 0 Sargent Drive to APT Foundation, Inc. (“APT”), a nonprofit organization based in New Haven. Pursuant to the proposed Development and Land Disposition Agreement (“DLDA”), the goal is for APT to use this land to build a new, expanded headquarters and treatment center, in alignment with the City’s broader plans to revitalize the Long Wharf area.

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## **Context**

- In 2019, New Haven adopted the Long Wharf Responsible Growth Plan, which lays out ways to boost the area’s economy, promote inclusivity, and make better use of underutilized land, such as empty lots and surface parking.
- APT operates at 1 Long Wharf Drive and at 495 & 517 Congress Avenue (the “Congress Avenue Property”) along with other locations across the region and specializes in helping people with substance use and mental health disorders. As demand for its services grows, APT needs a larger space that is more aligned to APT’s specific requirements.
- A one-year Memorandum of Understanding was entered into by the City and APT in July 2023. Although the DLDA has taken additional time to finalize, the MOU set forth the basic contours of this DLDA.

- This proposed DLDA is a major step in both revitalizing the Long Wharf area and helping APT grow its services to meet community needs. It outlines a detailed, multi-step process that ensures the land transfer and future development align with public goals.
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## About the Location

- **Site:** The site is a 1.5-acre property located at 0 Sargent Drive (the “Property”), which would be a carve-out of the 60 Sargent Drive parcel owned by the State of Connecticut, or, more specifically, Connecticut State Colleges & Universities (CSCU).
- **Legislative Authorization:** The City gained legislative approval in the form of Special Act 23-27 which enables CSCU to sell the Property to the City or, in the alternative, CSCU will likely elect to take advantage of its powers granted by the Legislature pursuant to Section 10a-8e of the Connecticut General Statutes, to dispose of surplus property at a fair market value. The City is seeking to gain approvals on the sale of the Property no later than June 28, 2025. In the event the Section 10a-8e process is followed, the CSCU has indicated an MOU will ensure the City’s rights to acquire the Property while reserving 60 Sargent for CSCU future use as the automotive and technology school.

## Key Provisions

- **Sale Terms:** The City would sell the Property to APT for the same price the City would need to pay the State of Connecticut. The City and State, working together with the respective appraisers, are in the process of finalizing the conveyance price.
  - **"As-Is" Condition:** APT has carried out studies and prepared plans to develop the Property and would accept the Property in its current condition, including any existing issues (such as environmental concerns). The City would not make any guarantees about the Property’s condition or its suitability for APT’s purposes.
  - **Closing Timeline:** Assuming the City was able to acquire the Property, the conveyance to APT would happen once APT met certain pre-conditions to close, as outlined below, but no later than 90 days thereafter.
  - **Together, We Grow:** APT would commit to the provisions of the City’s inclusive economic growth program including 12½ (construction workforce), 12¼ (small, women and minority construction contracts), Permanent Jobs and Sustainability.
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## Conditions Precedent

APT must meet several requirements before conveyance of the Property:

1. **Zoning:** The Property must be appropriately zoned for the type of development APT plans. This is the Mixed-Use Long Wharf Zone (the “MULW Zone”). APT’s proposal is consistent with the Zoning as per discussions with the City Plan Department in advance to ensure compliance with the MULW Zone. APT will be the first new development subject to new site development regulations at Long Wharf, including maximum allowable on-site parking and design criteria consistent with planning goals.

2. **Permits & Approvals:** APT must have obtained all necessary final approvals, including those related to the physical development. Note that following completion and issuance of a certificate of occupancy, APT will seek approval from the State of Connecticut to operate at this location. A draft copy of the site plan is provided herein (see page 4).
3. **Funding:** APT must have secured the funds to build the new facility at the Property whether by way of final commitments or through conditional commitments, which APT has the ability to fulfil.
4. **District Management Plan:** APT shall cooperate in the development of a management plan for the Gateway District area.

### **Schedule**

- A project schedule has been developed in order to ensure continuous progress, including the relocation of APT's services at 495-517 Congress Avenue to the Property.
  - APT has 24 months from the effective date the agreement takes effect to meet these conditions, with a possible 6-month extension. If the conditions aren't met in time and no extension is granted, the deal can be canceled by either party.
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### **Environmental Responsibilities**

- **After the Conveyance:** APT will be responsible for any environmental issues discovered at the Property.
- **Before the Conveyance:** APT will not be held liable for environmental issues that existed at the Property before its acquisition of the same.

### **Construction and Development Requirements**

- **Inspections:** Before the conveyance to APT, APT shall have the opportunity to enter on to and inspect the Property (e.g., for environmental testing), provided it follows all safety protocols (State and Municipal) and carries the minimum levels of insurance required by the City.
- **Scope of Work:** APT will be fully responsible for the design and construction of the new facility with the exception of the Utility Work (see below) at the Property at its own cost which would include,
  - APT's main offices
  - A medical clinic
  - A pharmacy
- **Design Requirements:** The DLDA will contain various requirements including minimum size and minimum/maximum stories. As a practical matter, this provision reflects current conceptual design progress.
- **Design Process:** APT must submit initial design plans to the City for an advisory review.
- **Elevation:** The City will make efforts to identify potential fill for use by APT to elevate the Property to property flood elevation and in a manner consistent with the City's Flood Protection Ordinance.

- **Utility Work:** APT must relocate a utility pole(s) and utility easement at the Property and will be reimbursed by the City for that work, including legal and survey costs.
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#### **Relocation from Congress Avenue**

- **Relocation:** APT shall consolidate all methadone treatment services within New Haven at the Property, in such manner as shall not exceed the New Haven methadone program census as documented as of April 1, 2023. In particular (but without limitation), APT shall discontinue the provision of such services at the Congress Avenue Property within thirty (30) days of receiving a certificate of occupancy with respect to the new facility at the Property.
- **Right of First Refusal:** Concurrent with the Closing, the Developer shall execute and deliver to the City a Right of First Refusal with respect to the sale of the Congress Avenue Property.

# New APT Facility Site Plan

