



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*

October 2, 2023

The Honorable Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06510

**RE: REQUEST FOR APPROVAL OF PROPOSED MEASURES RELATED TO THE
DEVELOPMENT PLANS OF BIGELOW SQUARE, LLC**

Dear Alder Walker-Myers:

I am pleased to submit to the Honorable Board of Alders (the "Board") for its consideration the attached documents, which represent a request for approval of various measures to collaborate with Bigelow Square, LLC ("Bigelow") on the redevelopment of certain parcels of land known as Parcel C at 200 River Street, Parcel B at 194 River Street, and an unnumbered piece of property known as "Parcel E", all of which are portions of that property formerly known as 198 River Street (the "Property").

In 2017, the City of New Haven (the "City") and Bigelow entered into a lease of the Property approved by the Board (the "Lease") which Lease supported the remediation of the Property and the preservation of the historic buildings then located on the Property. Under the Lease, the City agreed to seek funding to remediate portions of the Property adjacent to each historic building. Following remediation of a portion of the Property, Bigelow would be responsible for renovating the appropriate historic building and purchase the Property containing and surrounding such building from the City. Using this model, the City and Bigelow successfully remediated and renovated the parcel now known as 190 River Street, and in 2022 Armada Brewing, a small, locally-owned craft brewery, leased the renovated building from Bigelow. Unfortunately, due to the advanced dilapidation of the remainder of the historic buildings on the Property, which created a significant health and safety issue, the City's Building Official ordered the demolition of most of these buildings in 2021.



203. 946.2366 Phone / 203. 946.2391 Fax

Given these demolitions and the advanced deterioration of the one remaining historic building currently located on the Property, the City and Bigelow wish to move forward with the redevelopment of the Property by reformulating their collaboration. The City and Bigelow propose to establish a new pathway towards redevelopment and future use of the Property through (i) demolition of that remaining historic building (known as "Building Two"), (ii) the termination of the Lease through an agreement (the "Lease Termination Agreement"), (iii) the conveyance by the City of a portion of the Property (known as "Parcel C") to Bigelow subject to a mutually-agreed Development and Land Disposition Agreement (the "DLDA"), and (iv) long-term leases of two (2) other portions of the property (known as "Parcel B" and "Parcel E") by the City to Bigelow (the "Long Leases").

Accordingly, I hereby respectfully request the Board's consideration and approval of the attached form of Lease Termination Agreement, DLDA, and Long Leases, together with approval of an application to the Connecticut Department of Economic and Community Development ("DECD") for a grant to remediate Parcel C and approval of a grant from the City to offset the cost of fill material needed to raise the new building on Parcel C's site above the Base Flood Elevation.

Thank you for consideration of this matter. Please feel free to call Steve Fontana at 203-946-5891 or Helen Rosenberg at 203-946-5889 with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "MPL", with a small horizontal line extending from the top of the "L".

Michael Piscitelli, AICP
Economic Development Administrator