



August 29, 2024

Mayor Justin Elicker  
City of New Haven  
165 Church Street  
New Haven, CT 06510

Dear Mayor Elicker,

This letter serves to memorialize the intent of the Connecticut Department of Transportation (CTDOT) to include the following requirements in its agreement with the selected developer for the New Haven Union Station East Lot Transit Oriented Development Project (“Project”).

The agreement will state that the east lot property will not be exempt from local taxation and will be assessed and taxed as non-exempt real property on Grand List of the City of New Haven, except to the extent that a governmental use is being performed on such property or some portion of it.

The agreement will state that the developer’s construction activities on the property will be subject to applicable State and local building code and associated permitting requirements, except to the extent that a governmental use is being performed.

In the event that the constructed facilities include a hotel, the agreement will prohibit CTDOT and the developer(s) from objecting to unionization of labor for the hotel.

The parties have a joint interest in ensuring that existing surface parking in the east lot remains available to New Haven Union Station Campus customers and in generating parking revenue to the Campus from the east lot as long as possible prior to the commencement of construction activities by the developer.

CTDOT intends for the development agreement to retain, for as long as feasible prior to commencement of construction, the east lot parking operations as an integrated operation with the remainder of the Campus parking operations in the garage and operated by the City of New Haven and its Parking Manager.

The parties acknowledge that Section 6.1(d) of the Lease, Operating and Funding Agreement effective February 14, 2022, governs parking facilities that serve the Campus.

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CTDOT looks forward to its continued partnership with the City of New Haven in collaborating on the goals and requirements of the Project, presently in the phase of solicitation of proposals.

Sincerely,

Garrett T. Eucalitto  
Commissioner