



Justin Elicker
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Michael Piscitelli
*Economic Development
Administrator*

May 28, 2025

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

**RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
APPROVING THE EXECUTION AND DELIVERY OF A PROPOSED
DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN THE CITY
OF NEW HAVEN AND APT FOUNDATION, INC, PROVIDING FOR THE
CONVEYANCE OF A 1.5 ACRE PARCEL IN THE LONG WHARF
REDEVELOPMENT PROJECT AREA, BEING KNOWN AS 0 SARGENT DRIVE IN
ACCORDANCE THEREWITH**

Dear Honorable President Walker-Myers:

Enclosed for consideration by the Board of Alders (BOA) is a Development and Land Disposition Agreement (DLDA) and supporting documentation which, if approved, will enable the City of New Haven (the "City") to facilitate the conveyance and redevelopment of a 1.5 acre parcel in the Long Wharf Redevelopment Project area, known as 0 Sargent Drive (the "Property").by the APT Foundation, Inc (the "Developer").

By way of background, the City adopted the Long Wharf Responsible Growth Plan in 2019 (the "Planning Document") which entails a series of initiatives designed to enhance the economic position of the Long Wharf area through development, resiliency, and inclusion. A key part of the Planning Document is a sub-area known as the Gateway District, and the Planning Document identified potential ways to reduce the amount of surface parking spaces, integrate the currently vacant Gateway Community College parcel located at 0 Sargent Drive and 60 Sargent Drive, and generally improve the Gateway District with increased economic activity.

The Developer is a tenant at 1 Long Wharf with a mission to promote health and recovery for those who live with substance abuse disorders and/or mental illness. The Developer is in need of additional space to accommodate and reshape many of its programs to meet both demand and advancements in the field. Accordingly, consistent with the provisions of a Memorandum of Understanding entered into by and between the City and the Developer and dated July 7, 2023,

the Parties have agreed that it is desirable and feasible to locate a new headquarters for the Developer at that property known as 0 Sargent Drive.

In pursuance of the Project, the City gained legislative approval in the form of Special Act 23-27 (approved June 28, 2023), which enables the Board of Regents of the Connecticut State Colleges & Universities (CSCU) to sell the Property to the City or, in the alternative, CSCU may 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. Either way, the City is working with CSCU to convey the property at the earliest possible date in order to adhere to project schedule and it is possible that the Board of Regents will take a final vote as early as next month.

The City and the Developer have negotiated the terms and conditions set forth in the proposed DLDA as regards the conveyance of the Property and the subsequent commencement and completion of the Project, which, if approved, promises to be a major step in both revitalizing the Long Wharf area and helping APT Foundation grow its services to meet community needs.

In addition to required approvals from the Board of Regent and Board of Alders, the Developer has submitted for required approvals from the City Plan Commission including site plan and coastal site plan review and these technical reviews are ongoing.

Accordingly, I hereby respectfully request the Board's consideration and approval of the attached form of DLDA. Thank you for your timely consideration of this matter, please do not hesitate to contact me with further questions or concerns.

Sincerely,



Michael Piscitelli, AICP
Economic Development Administrator

Attachments

cc: File