



City of New Haven

Signature Copy

Order: LM-2025-0362

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

File Number: LM-2025-0362

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND GDXP NH JV LLC WITH RESPECT TO THE STATE STREET REDESIGN AND THOSE PROPERTIES KNOWN AS 183 STATE STREET AND 253 STATE STREET, WHICH INCLUDES RECONFIGURING THE PROPERTY INTO TWO (2) PARCELS TO BE KNOWN AS PARCEL A-2 AND PARCEL A-1; REALIGNING CERTAIN PORTIONS OF THE CITY OF NEW HAVEN RIGHT OF WAY KNOWN AS STATE STREET, AND INCLUDING DISCONTINUING CERTAIN PORTIONS OF THE CITY OF NEW HAVEN RIGHT OF WAY KNOWN AS STATE STREET NORTH AFFECTING PARCELS A-2 AND A-1, CONSISTENT WITH THE STATE STREET REDESIGN PLAN (BOA RESOLUTION NO. LM-2023-0093)

WHEREAS, the City of New Haven ("City") is the owner of two (2) parcels of land, located in the City of New Haven, State of Connecticut, known as 183 State Street and 253 State Street (collectively, the "Property") which Property is located along the State Street corridor from Chapel Street in the north extending on the westward boundary southward across Crown Street to the intersection of State Street, Fair Street and George Street, then eastward along Fair Street to the AMTRAK/Shoreline East railroad property, and then northward along the railroad property to Chapel Street; and,

WHEREAS, the City of New Haven Engineering Department, Economic Development Administration, and Department of Transportation Traffic & Parking are engaged in the realignment of the State Street Right of Way between Chapel Street and Water Street, Property in a manner consistent with a grant from the State of Connecticut Department of Economic and Community Development, including the discontinuation of certain portions of the State Street North Right of Way which will then be made part of the Property and returned to the Grand List; and

WHEREAS, the realignment of the State Street Right of Way and the discontinuation of the certain portions of the State Street North Right of Way between Chapel Street and Fair Street will allow for the reconfiguration of the Property into two development parcels to be known as Parcel A-2 and Parcel A-1; and,

WHEREAS, in December 2023, the City, based on prior planning studies, issued a request for Qualifications (the "RFQ") seeking proposals for the redevelopment of the Property, in accordance with the requirements of the City and reflecting the community engagement process; and,

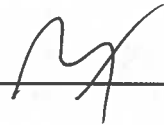
with the State Street Redesign Plan (Board of Alders Resolution No. LM-2023-0093); and the discontinuation of certain portions of the State Street North Right of Way which affect the Property, as well as any additional City of New Haven Right of Way which would affect Parcel A-2 or Parcel A-1 is hereby approved and accepted (the "Realignment and Discontinuation") and that such Realignment and Discontinuation shall be undertaken by the City Economic Development Administrator in coordination with the City Engineer and Director of Transportation, Traffic & Parking at such date in order to best coordinate with the carrying out of the Project; and,

BE IT FURTHER ORDERED that the Mayor of the City is authorized to execute and deliver, on behalf of the City, the DLDA in substantially the form attached hereto, to execute and deliver quit claim deeds conveying the Property in two installments to the Developer and to execute and deliver such other instruments and agreements as may be described in the DLDA, or are otherwise necessary or expedient, from time to time in order to implement and effect the intent and purposes of the DLDA, and this Order (the "Ancillary Documents"); and,

BE IT FURTHER ORDERED that the City-Town Clerk of the City be and hereby is authorized to impress and attest the official seal of the City, to the extent necessary, upon the Agreement, the Ancillary Documents and this Order.

This Order was Passed by the Board of Alders on 9/2/2025.

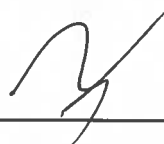
Attest, City Clerk



Date

8/4/2025

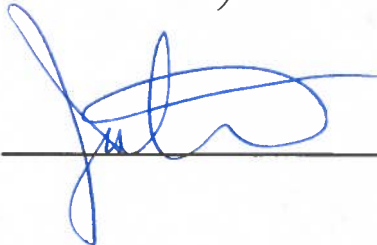
Signed, City Clerk



Date

9/19/2025

Signed, Mayor



Date

9/24/2025

WHEREAS, in January 2024, Gilbane Development and Xenolith Partners responded to the RFQ proposing a joint venture to develop the Property, and in April 2024, following completion of the RFQ process for review of the redevelopment plans submitted to the City pursuant to the RFQ, the City selected the proposal submitted by Gilbane Development-Xenolith Partners with respect to the to redevelopment of the Property, with the understanding the Gilbane-Xenolith team would form a joint venture as developer (the "Developer") to pursue the same; and,

WHEREAS, consistent with the Gilbane-Xenolith response to the RFQ, the Developer has proposed the construction of two buildings known as "The Frontier" and the "Iron" consisting of approximately 445 residential units in total of tiered, mixed income, mixed-use rental housing with Affordable Housing Units, Workforce Housing Units and Market Rate Units as well as outdoor public amenity space and retail space; and,

WHEREAS, Phase I will include the construction of the Frontier, comprising not less than 145 residential rental units, public amenity space and retail space (the "Frontier Project"), and will be constructed on the northern portion of the Property known as Parcel A-2; and Phase II will include the construction of the Iron, comprising at least 300 residential rental units, public amenity space and commercial space (the "Iron Project") and will be constructed on the southern portion of the Property known as Parcel A-1; and,

WHEREAS, at both the Frontier Project and the Iron Project (together the "Project"), the Developer's proposals meet high standards for sustainability and energy efficiency, as well as meeting all requirements of the CHFA Multifamily Housing Design, Construction and Sustainability Standards; and,

WHEREAS, the City and the Developer have negotiated the terms and conditions of a proposed Development and Land Disposition Agreement with respect to the construction and future use of the Project, as well as the realignment of the State Street Right of Way, discontinuation of certain portions of the State Street North Right of Way, and the reconfiguration of the Property into Parcel A-2 and Parcel A-1 (the "DLDA") a copy of which proposed DLDA is attached hereto; and,

WHEREAS, the New Haven Development Commission, at a meeting on July [DD]9, 2025 reviewed and approved the Project, including the DLDA.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven, that the DLDA, including the tax abatement agreement contained therein with respect to deed-restricted affordable housing units, is approved in substantially the form attached hereto, meaning that no "substantive amendments" (as defined by the Board of Alderman by resolution adopted April 30, 2002) may be made to the DLDA without further approval by the Board of Alders; and,

BE IT FURTHER ORDERED that the realignment of the State Street Right of Way, consistent