



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*

April 3, 2023

The Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$4,000,000 AND TO PARTNER WITH CONNCORP, LLC, TO SUPPORT ENVIRONMENTAL REMEDIATION OF THE PROPERTY LOCATED AT DIXWELL PLAZA

Dear Honorable Members:

Conncorp, LLC (the "Developer") is undertaking redevelopment of the Dixwell Plaza site which consists of 11 parcels located primarily on Dixwell Avenue between Webster and Charles Streets (the "Site"). The Site will be developed in two phases, with Phase I including 174 housing units (20% of which will be affordable) a daycare center, grocery store, food hall, child and family guidance center, job training facilities and a business incubation laboratory (the "Project").

The environmental consultant for the Project, Verdantas, LLC, is recommending that impacted soil be excavated at three localized areas, including adjacent to a former dry-cleaning operation, and from a broader area containing contaminated fill materials, preceded by demolition and abatement of buildings on the Site (the "Remediation"). The excavated material will be disposed of off-Site unless there is room to retain some of it on-Site.

On December 12, 2022, the City was awarded a grant of \$2,000,000 out of the Round 16 Municipal Brownfield Cleanup Grant funding by the State to begin demolition and subsurface remediation at the Site for the purposes of the Project. Although this initial funding was an important step in realizing the Project, subsequent demolition and abatement work will be needed to complete and move beyond Phase I of the Project.

The Connecticut Department of Economic and Community Development ("DECD") has now made Round 17 remediation funding available (the "Round 17 Funding"). The City proposes to apply for \$4,000,000 out of the Round 17 Funding in order that the Remediation may proceed



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further. The approval of the Board of Alders to apply for and accept such grant funds as may be available from DECD would allow the City to continue to partner with ConnCorp in completing the Remediation, so that the Site can meet the vital community need for affordable housing and quality, accessible jobs.

Thank you for your consideration of this matter. If you have any questions, please call Helen Rosenberg, Economic Development Officer, at 203-946-5889.

Sincerely,



Michael Piscitelli
Economic Development Administrator