



## City of New Haven

### Signature Copy

Order: LM-2023-0225

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File Number: LM-2023-0225

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN  
APPROVING A DEVELOPMENT AND LAND DISPOSITION AGREEMENT BY AND  
BETWEEN THE CITY OF NEW HAVEN AND WEST RIVER HOUSING COMPANY,  
LLC FOR THE DEVELOPMENT OF ROUTE 34, PARCEL 1 (A/K/A 16 MILLER  
STREET), NEW HAVEN, CONNECTICUT, INCLUDING A REVISED TAX  
AGREEMENT; APPROVING THE ACQUISITION OF CERTAIN SLIVER LOTS  
ALONG LEGION AVENUE AND TYLER STREET FROM THE STATE OF  
CONNECTICUT DEPARTMENT OF TRANSPORTATION; AND APPROVING THE  
DISPOSITION OF 16 MILLER STREET AND THE ADJACENT DEPARTMENT OF  
TRANSPORTATION SLIVER PARCELS TO WEST RIVER HOUSING COMPANY,  
LLC.

WHEREAS, the City of New Haven ("City") is the owner of that certain parcel of land, located in the City of New Haven, State of Connecticut, known as Route 34 Parcel 1 a/k/a 16 Miller Street, bounded by Ella T. Grasso Boulevard (Route 34/10) to the west; Martin Luther King Boulevard (f/k/a North Frontage Road) to the north; Tyler Street to the east; and Legion Avenue to the south (the "Property"); and

WHEREAS, the Property is a vacant, unimproved parcel of land comprising 4.3 acres more or less, located between the West River, Dwight and Hill neighborhoods, which the City desires to redevelop and put to productive economic use; and

WHEREAS, the State of Connecticut (the "State") is the owner of certain sliver parcels, adjacent to the Property, and located along Legion Avenue and Tyler Street, which were retained by the Connecticut Department of Transportation ("CTDOT") at the time the City acquired the Property from the State (the "DOT Sliver Parcels"), which CTDOT has now determined are to be conveyed to the City; and

WHEREAS, West River Self Help Improvement Plan ("WRSHIP"), is a New Haven community development organization, and a local chapter of a national movement of self-help investment plans ("SHIPs") active since the 1960s involving pooled resources for development purposes within communities, which historically had difficulty in accessing development capital through traditional banks and financing; and

WHEREAS, in 2016, the City, working in coordination with WRSHIP, issued a request for proposals seeking a development partner to partner with WRSHIP in the development of the Property; and

WHEREAS, in 2017, The NHP Foundation, a 501(c)(3) not for profit developer, owner, and resident services provider of 9,000 low and moderate income rental apartments in 16 States and the District of Columbia ("NHPF"), was designated co-Developer with WRSHIP, to pursue development of the Property; and

WHEREAS, WRSHIP and NHPF have proposed the development of 56 units of multi-family affordable rental housing, together with supporting uses including a clubhouse community center, coffee shop/bakery, required parking, playground and community gazebo (the "Project"); and

WHEREAS, WRSHIP and NHPF have formed a single purpose entity known as West River Housing Company, LLC (the "Developer") to undertake the Project; and the City and the Developer have negotiated the terms of a Development and Land Disposition Agreement in substantially the form attached hereto (the "Agreement"); and

WHEREAS, the CTDOT Sliver Parcels will be included with the Property to be conveyed to the Developer as provided in the Agreement.


NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven, that the Agreement, including the revised tax abatement agreement, is approved in substantially the form attached hereto, meaning that no "substantive amendments" may be made to the Agreement without further approval by the Board of Alders, provided that final Agreement language regarding the environmental remediation contingency may be modified only to incorporate final comments from the Connecticut Housing Finance Authority. "Substantive amendments" being as defined by the Board of Aldermen by resolution adopted April 30, 2002.

BE IT FURTHER RESOLVED that the acquisition of the DOT Sliver Parcels by the City is approved.


BE IT FURTHER RESOLVED that the disposition of the Property together with the DOT Sliver Parcels to the Developer, for the purchase price of Eight Hundred Forty Thousand Dollars (\$840,000.00) is approved.

BE IT FURTHER RESOLVED that the Mayor of the City is authorized to execute and deliver, on behalf of the City, the Agreement in substantially the form attached hereto; to execute and deliver a quit claim deed (the Deed") conveying the Property together with the CTDOT Sliver Parcels to the Developer for the purchase price of Eight Hundred Forty Thousand Dollars (\$840,000.00); to execute and deliver to CTDOT any instruments or agreements as may be necessary to effect the City's acquisition of the DOT Sliver Parcels; and to execute and deliver such other instruments and agreements as may be described in the Agreement, or are otherwise necessary or expedient, from time to time (which may include indemnification of the State or appropriate subdivisions or agencies thereof) in order to implement and effect the intent and purposes of the Agreement, and this Order (the "Ancillary Documents"); and 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.

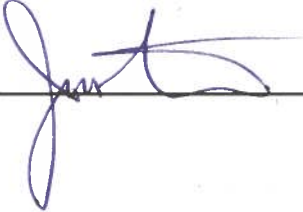
This Order was Passed by the Board of Alders on 4/3/2023.

Attest, City Clerk 

Date 4/3/2023

Signed, City Clerk 

Date 4/24/2023

Signed, Mayor 

Date 4/28/2023