



# UNION STATION NEW HAVEN

Est. 1920

Spring 2020

# Lease and Funding Agreement

Sept. 2, 2021

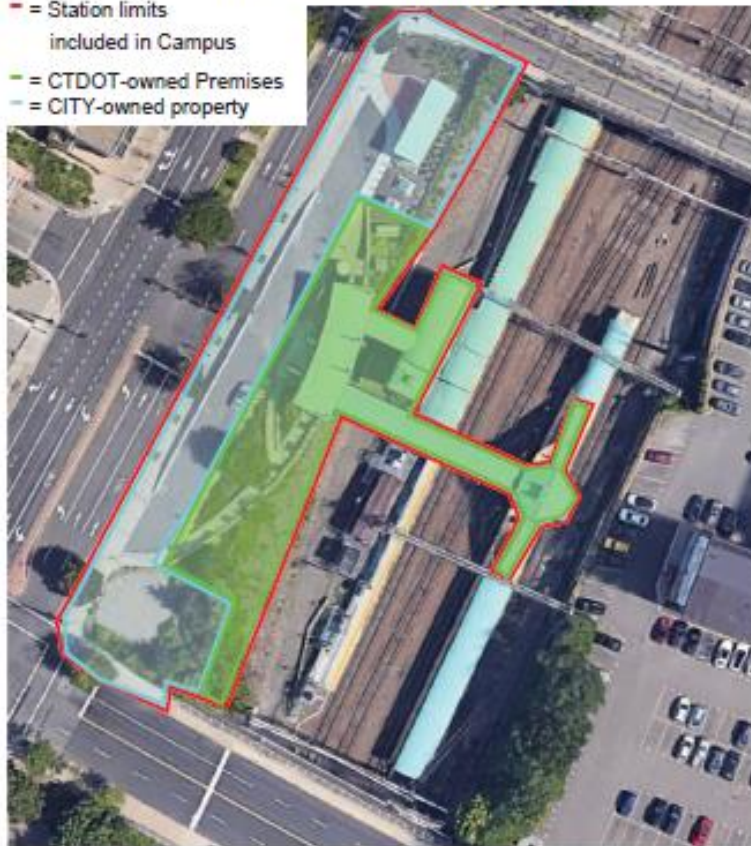
1. Overview
2. Key Documents
  1. Lease and Funding Agreement
  2. Capital Partnership Agreement (“the tandem”)
  3. Subcontract Agreement w/NHPA
3. Key Terms of the Lease, Funding and Operating Agreement, including the Scopes of Work for Station Operations & Facility Management, Parking Operations & Facility Management, and Brokerage Services
4. Administrative Matters related to Two-Party Agreement / Terms
5. Schedule, required approvals and transition planning.
6. Planning Updates

## 2 - Key Documents

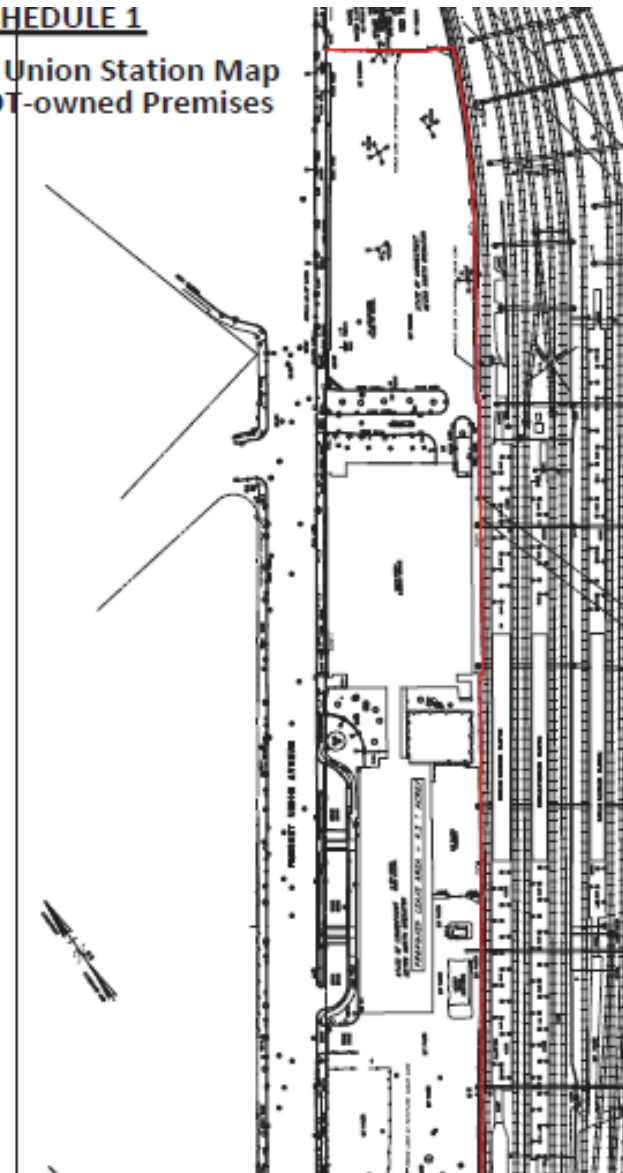
Instrument	Parties	Purpose
<b>Lease and Funding Agreement</b>	City / State	Establishes the key terms, performance standards and transition from current Lease and Funding Agreement to new instrument.
<b>Capital Partnership Agreement</b>	City / State	<p>Provides broad terms for on-going improvements to Union Station and the surrounding campus.</p> <p>Recommended projects can be funded through:</p> <p style="padding-left: 40px;">NHUS Operating and Capital Improvement Fund, Earmarks, FRA/FTA funding, RRIF, State Bonds</p> <p>Nothing in this agreement binds CT DOT to fund any particular project</p>
<b>Subcontract Agreement w/NHPA</b>	City / NHPA	Transfers responsibility for Union Station and State Street Station to the NHPA for daily operations, capital planning and performance to DOT standard(s). Articulates the relationship with OMB concerning financial administration of new special fund accounts.

# **Schedule 1** State Street Station Map

- = Station limits  
included in Campus
- = CTDOT-owned Premises
- = CITY-owned property



# **SCHEDULE 1** New Haven Union Station Map Red = CTDOT-owned Premises



# 3 - Lease, Funding & Operating Agreement

- Union Station Transportation Campus
- Term & Termination
- Executive Oversight Panel & Operation Committee
- Operation, Maintenance & Management
- Management of the Retail / Commercial
- Dispute Resolution
- Financial Overview and Capital Fund for the Campus

# Performance Standards & Scopes of Work

- Three (3) comprehensive Scopes of Work:
  1. Station Building/Grounds - Operation & Maintenance
  2. Station Parking - Operation & Maintenance
  3. Brokerage/Retail Merchandising/Commercial subleasing (subject to BESB review/waiver)
- Operations Committee (OC) has broad authority over day-to-day operations
- Detailed, prescriptive requirements for all services
- Daily and monthly reporting to the OC
- Joint monthly inspections
  - CT DOT Office of Rail reserves right to perform independent inspections and inform OC of findings
- Dispute Resolution process exists for any OC level impasse

## 4 – Administrative Matters

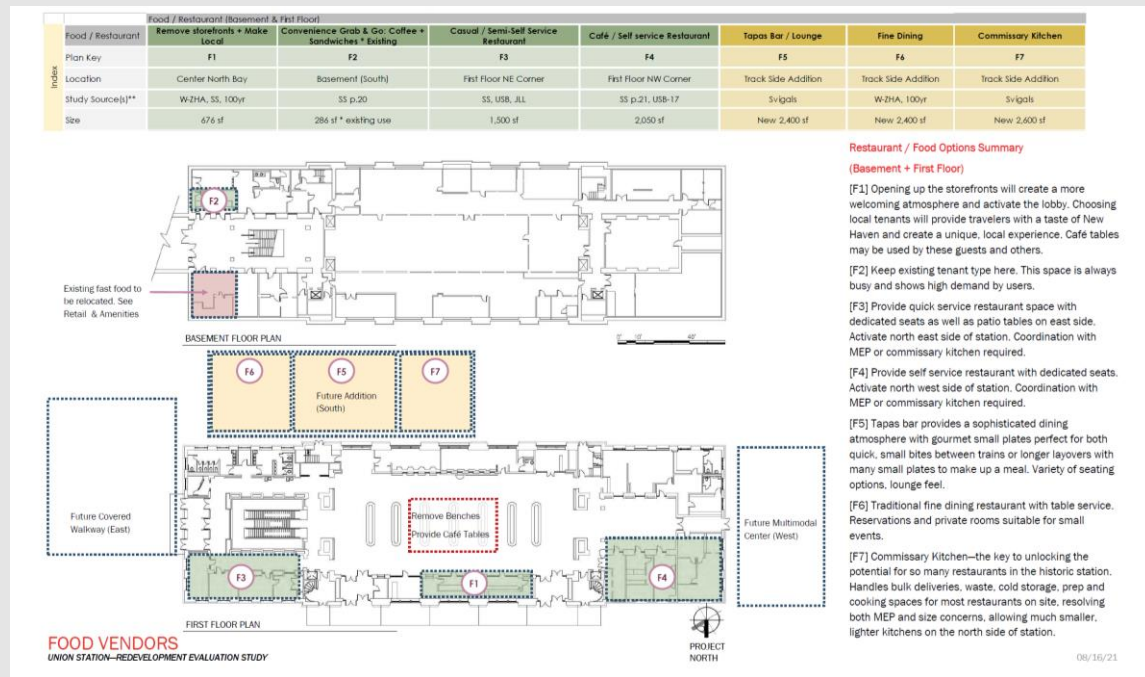
- City / NHPA Agreement
- Accounting Protocol
- Revenue and Expense Flows
- Transparency to DOT

# 5 – Schedule and Next Steps

Item	Lead	Notes / Schedule
<b>Attorney General</b>	DOT	DOT has prepared pre-reviews and working with the AG on a comprehensive review of the agreement(s).
<b>Board of Alders</b>	City	All three documents to be communicated for Board review and approval, full agreement with NHPA in progress with term sheet provided for context.
<b>State Property Review Board &amp; OPM</b>	DOT	Follows BOA and AG approval.
<b>Closing</b>	All	Date TBD, will be sequenced with transition schedule
<b>Transition Period</b>	NHPA	Goal to organize Executive Committee, Operations Committee and assignment of agreements all prior to June 30, 2022.

# 6 – Update on Project Planning

## Interior Improvements Study DRAFT



# 6 – Update on Project Planning

## STATION UPGRADES



### 01 Storefront Improvements

to enhance station flow and promote retail visibility and ease of transactions



### 02 Commercial Space Reconfiguration

to preserve the station's historic architecture and provide exceptional dining options



### 03 Modular Kiosks

to increase commercial space and support Connecticut brands and local entrepreneurs

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To deliver an excellent passenger experience at Union Station, key improvements must be made to the station and the adjacent environment.

Total Investment Required: **\$14.25 MILLION\***



### 04 Station Programming

to activate the station and drive destination visitors and retail sales



### 05 Multi-Modal Connections

to modernize connections to New Haven and the region



### 06 Passenger Service & Comfort

to deliver a world-class transportation hub

\* Estimated magnitude of cost provided by Turner

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