



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

September 21, 2021

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

**Re: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
APPROVING THE DISCONTINUANCE OF A REMAINING PORTION OF THE
FORMER PULASKI STREET AND APPROVING A DEVELOPMENT AND LAND
DISPOSITION AGREEMENT WITH RESPECT TO THAT PROPERTY KNOWN AS
793 STATE STREET, NEW HAVEN, CONNECTICUT INCORPORATING SAID
REMAINING PORTION OF THE FORMER PULASKI STREET**

Dear Honorable President Walker-Myers:

Enclosed for the Board of Alders' ("BOA") consideration is an Order requesting approval of the discontinuance of the remaining portion of the former Pulaski Street which would allow for the development of a new mixed-use building as described in the enclosed Development and Land Disposition Agreement ("DLDA").

During previous urban redevelopment projects, the portion of the former Pulaski Street ("Pulaski Street") located between 793 State Street and the Park New Haven State/Pulaski Parking Lot located at 781 State Street ("State/Pulaski Parking Lot") was never formally discontinued by the BOA. This portion of the Pulaski Street serves no purpose as a thoroughfare or (due to the construction of Interstate 91) a potential thoroughfare, and accordingly, the City of New Haven's (the "City") interest to discontinue it and return it to the tax rolls.

Alpha Acquisitions, LLC ("Alpha Acquisitions") is the owner of 793 State Street, which directly abuts Pulaski Street to the north while the City owns the abutting State/Pulaski Parking Lot to the south. By way of law, upon a discontinuance of a portion of a City street, the abutters become owners of the discontinued portion to the midpoint thereof. In this instance, upon BOA approval, one-half of Pulaski Street (to the mid-point thereof) will be owned by Alpha Acquisitions as the owner of 793 State Street and the remaining half will be owned by the City as the owner of the State/Pulaski Parking Lot

Alpha Acquisitions recently demolished a longtime vacant residential building on 793 State Street that was a persistent source of blight and complaints to many City departments including the Building Department and LCI. In its place they are proposing a new mixed-use development

comprised of sixteen residential units with dedicated retail/commercial space on the first floor (the "Proposed Project").

The Proposed Project requires a small amount of land assembly and Alpha Acquisitions, per the proposed Development and Land Disposition Agreement ("DLDA"), has requested that the City transfer its remaining half of Pulaski Street acquired via the street discontinuance to enable them to fully develop the Proposed Project.

Given the fact that 793 State Street was perhaps the most blighted property in the entire Upper State Street District and one that had been vacant for many years making it an attractive nuisance for illegal dumping, trespassing and other issues which affect the quality of life for the entire neighborhood we believe it is in the public interest to move forward with the Proposed Project. The property's redevelopment as a mixed-use building will reactivate this portion of State Street and ameliorate most of the problems associated with the property as it exists now, while adding new revenue to the City's tax rolls. Alpha Acquisitions will also be an owner occupant of the new building as it will base its business operations in one of the ground floor commercial spaces.

Alpha Acquisitions has also worked hard to design a building that is in character with the rest of much of Upper State Street and, as outlined in the DLDA, has committed to make at least 12.5 % of its units (two units) deeply affordable. Furthermore, they have been conscientious with community input. They will also have to go through the City's regular land use approval process which will allow multiple opportunities for further input before the Proposed Project becomes a reality.

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

CC:
Taijah Anderson, Legislative Liaison to Board of Alders
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