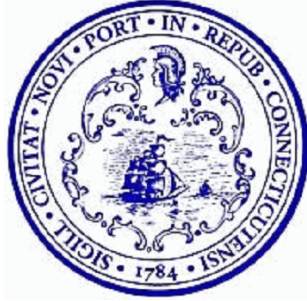


City of New Haven

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Meeting Minutes

Thursday, February 6, 2020

6:00 PM

Aldermanic Chamber

City Services and Environmental Policy

(Board of Alders Notice New Haven) The City Services and Environmental Policy Committee of the Board of Alders will meet on Thursday, February 6, 2020 at 6:00 p.m. in the Board of Alders Chamber located at 165 Church Street, 2nd Floor; New Haven, CT to hear and act on the following items:

- 1) [LM-2019-0718](#) ORDER OF THE BOARD OF ALDERS DESIGNATING THE CORNER OF SPRING AND DEWITT STREETS AS "ANDREA JACKSON-BROOKS CORNER" TO HONOR ANDREA JACKSON-BROOKS FOR HER MANY CONTRIBUTIONS, GREAT SERVICES AND LOYALTY TO HER COMMUNITY.
- 2) [LM-2020-0055](#) ORDER OF THE BOARD OF ALDERS DESIGNATING THE CORNER OF GREENWOOD STREET AND LEGION AVENUE AS "BISHOP JAMES AND PASTOR TANZELLA PERKINS CORNER" IN PERPETUITY, TO HONOR THE LIFE AND LEGACY OF BISHOP JAMES PERKINS AND HIS WIFE, PASTOR TANZELLA PERKINS, WHO FAITHFULLY FOUNDED AND SERVED THE MT. CALVARY HOLY CHURCH REVIVAL CENTER.
- 3) [LM-2019-0759](#) ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER A LEASE AGREEMENT WITH THE UNIVERSITY OF NEW HAVEN AT THE CANAL DOCK BOATHOUSE.

Per Order: Hon. Anna M. Festa, Chair;
Attest: Hon. Michael Smart, City Clerk

These items are on file and available in the Office of the City Clerk, Room 202 at 200 Orange Street; New Haven, CT 06510.

For accessibility related accommodations, please call (203) 946 7833 (V) or (203) 946 8582 (TTY/TDD).

Minutes

Alder Anna M. Festa, Chair, called the public hearing to order at 6:00 p.m. Present were Alders Anna M. Festa, Salvatore E. DeCola, Gerald Antunes, Abigail Roth, Steven Winter, Kampton Singh, and Honda Smith.

Non-committee members in attendance were Alders Rodriguez and Hurt.

1. ORDER OF THE BOARD OF ALDERS DESIGNATING THE CORNER OF SPRING AND DEWITT STREETS AS “ANDREA JACKSON BROOKS CORNER” TO HONOR ANDREA JACKSON BROOKS FOR HER MANY CONTRIBUTIONS, GREAT SERVICES AND LOYALTY TO HER COMMUNITY.

PUBLIC TESTIMONY

Angel Fernandez, 475 Orange Street; Tomas Reyes, Jr., 6 Autumn Ridge Road, Oxford; Nancy Wyman, 18 Pilgrim Drive, Tolland; Naro Lee Jr., 79 Lilac Street; William Bland, 105 Main Street, West Haven; Daniel Gant, 102 Dewitt Street; and Martiza Gant, 29 Button Street, spoke in favor of this corner naming.

Reviewed her history of serving others, the community, and City of New Haven. Reviewed her service to the City including serving as alder and chief of staff to Mayor DeStefano.

Maritza Gant, Ms. Jackson-Brooks' daughter-in-law, spoke how much she meant to her family and community.

Daniel Gant, Ms. Jackson-Brooks' oldest son, reviewed some of her accomplishments and work in the City. Spoke about how much she meant to the community.

Alder Evelyn Rodriguez reviewed how Ms. Jackson-Brooks had mentored her and helped her serve as alder in their ward, when she decided to no longer serve. Spoke of Ms. Jackson-Brooks' commitment to her community, family, and church. Spoke of her service to others and willingness to help others when in need.

Dr. Reginald Mayo, 435 Stevenson Street, spoke of Ms. Jackson-Brooks' dedication to her community and city.

COMMITTEE ACTION

Alder DeCola moved to amend item # 1 to change it from “Andrea Brooks-Jackson Corner” to “Andrea Brooks-Jackson Way,” seconded by Alder Antunes. All of the Alders spoke in favor of the amendment. The motion was unanimously approved, and the item passed. Alder DeCola moved item # 1 as amended, seconded by Alder Antunes. All of the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

2. ORDER OF THE BOARD OF ALDERS DESIGNATING THE CORNER OF GREENWOOD STREET AND LEGION AVENUE AS "BISHOP JAMES AND PASTOR TANZELLA PERKINS CORNER" IN PERPETUITY, TO HONOR THE LIFE AND LEGACY OF BISHOP JAMES PERKINS AND HIS WIFE, PASTOR TANZELLA PERKINS, WHO FAITHFULLY FOUNDED AND SERVED THE MT. CALVARY HOLY CHURCH REVIVAL CENTER.

PUBLIC TESTIMONY

Alder Ron C. Hurt, 574 Congress Avenue; Bishop Harold Goldson, 48 Canton Street, West Haven; Tanzella Perkins, 40 Trescott Street, West Haven; Alisha Brown, 15 Fowler Street; and Conde, 269 West Wharf, West Haven spoke in favor of this corner naming.

Ms. Perkins reviewed their service to the church and community.

Ms. Brown spoke of how kind Pastor Perkins was and how she made an effort to get to know people. Spoke of how she knew the Bible, and she encouraged people to read the Word.

Bishop Goldson spoke of their service to the community and dedication to their church.

Alder Hurt spoke of the importance of this corner naming to the Hill neighborhood. Reviewed their dedication to the community, and the importance of Mt. Calvary to the community today.

Trent Perkins, 65 Orford Road, West Haven, spoke of how important the church is to the community. Spoke of how important the church is to the community to have a place to come back.

Theresa Mirant, 185 Prospect Street, spoke of the importance of their legacy. Spoke of the importance of the groundwork they laid in starting the church, and its importance to the community today.

COMMITTEE ACTION

Alder DeCola moved item # 2, seconded by Alder Antunes. All of the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

3. ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER A LEASE AGREEMENT WITH THE UNIVERSITY OF NEW HAVEN AT THE CANAL DOCK BOATHOUSE.

PUBLIC TESTIMONY

Aicha Woods, 42 Canner Street, Director City of Plan; Kristen Przyborski, UNH Common Course Director, 45 Hardin Avenue, Branford; Lou Annino, UNH Chief Facilities Officer, 300 Boston Post Road, West Haven; Hollis Martens, Director of CBI; and John Ward, Special Counsel for

Economic Development.

Director Woods spoke of the importance to having the lease to allow the University of New Haven to start construction to have the property ready for classes this fall.

Director Martens reviewed their current use of the property to encourage local youth environmentalism. Reviewed how when it is too cold for outdoor water activities, they will be concentrating on indoor education and activities that revolve around environmentalism, health, and fitness. Reviewed how in the summer, they will have a regatta that occurs at the same time as the food truck festival to have more visibility for the Boathouse.

Director Przyborski spoke of how the University of New Haven wants to engage with area youth and nonprofits. Reviewed how after the lease is approved that they are going to reach out to New Haven Public Schools to determine how they can work with the local schools. Reviewed how there are a lot of scholarships and funding for students wanting to study marine biology.

Director Annino reviewed how they are planning to use the facility.

In response to Alder Antunes, Director CBI reviewed how they have a good relationship with Wes-Foley, and how she thinks it is a great opportunity for local youth to work with them.

In response to Alder Antunes, Woman from UNH reviewed how they are planning to allow the 9th – 12th graders to earn college credit.

Director Michael Piscitelli, 353 Summit Street, walked the committee through the lease. Reviewed how the lease is for ten (10) years, which will allow UNH to justify their investment. Reviewed how there are four options, which will allow UNH to extend the lease for up to twenty (20) additional years.

In response to Alder Antunes, Director Piscitelli reviewed that UNH is responsible for their cost of capital repairs. Director Piscitelli reviewed how on page 6, section C, there are two triggers, one for \$25,000 and another for emergency repairs for \$100,000.

In response to Alder Winter, Director Piscitelli reviewed how at this time capital improvements have not been taken into consideration, but he expects this to be reviewed later, in approximately five years. Director Piscitelli reviewed how they determined the rent price per square footage by taking into consideration the cost of office space and UNH's other required commitments to reach the \$10 a square foot, which will increase for inflation based on CPI. Reviewed how due to the uniqueness of space, the entire square footage they are leasing is not usable.

Director Martens, Director Przyborski, and Director Annino reviewed how they decided to pursue a more traditional marine science.

Director Piscitelli reviewed how because it is in a coastal zone there are certain parameters they need to work within.

In response to Alder Roth, Director Piscitelli reviewed how they can follow-up with a memo to provide monthly operating costs and the responsible party. Reviewed how he provide current actuals, but do not have the annual lookahead at this time. Director Piscitelli reviewed how the semi-annual report would come back to Economic Development and City Plan. Reviewed how they can make it available to the Board of Alders. Alder Roth through the Chair requested that the Canal Dock Boathouse monthly financial reports be submitted to the Board of Alders. Reviewed how they would allow UNH to transfer lease to a subsidiary.

Alder Winter requested through the Chair the memo on the expenditures on the Canal Dock Boathouse.

In response to Alder Singh, Director Piscitelli and John Ward, Special Counsel for Economic Development, reviewed how the insurance will be covered by two policies: one by the City and one by the UNH, as tenant.

In response to Alder Antunes, Director Piscitelli reviewed there would be some liability for the City. reviewed how the City would be indemnified under the UNH policy.

In response to Alder Roth, Director Martens reviewed how they are planning community events to have throughout the year.

In response to Alder DeCola, Director Piscitelli reviewed that they could come back to report on the status of the agreement in five (5) years but requested that the Board of Alders not change the agreement. Facility Manager reviewed how the lease requires annual reporting every year and feels the lease meets the spirit of the coming back to the Board of Alders in five years annually.

In response to Alder Festa, Director Piscitelli and Attorney Ward reviewed how one of the main concerns is for the Boathouse to make money. Reviewed how there is a provision in the lease to allow endeavors/property that is taxable to be taxed. However, the Boathouse and UNH is operated as nonprofits.

Director Przyborski reviewed how they will get funding from a utility company and other funding sources to provide the training to New Haven teachers, which they expect to offer at no cost to the teachers. Also, reviewed how they are applying for grant funding.

In response to Alder Roth, Director Przyborski reviewed how there are no current plans to have it staffed on a full-time basis, although there will be someone there a lot. Reviewed how the next steps are for them to review the staffing they will need for the Boathouse.

COMMITTEE ACTION

Alder DeCola moved item # 3, seconded by Alder Antunes. All of the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

Alder DeCola moved to close the public hearing, seconded by Alder Antunes. The motion was unanimously approved at 7:51 p.m.

Alder DeCola moved to adjourn, seconded by Alder Antunes. The motion was unanimously approved.

Adjourned: 7:58 p.m.

A recording of this meeting is on file in the Office of Legislative Services.

Respectfully submitted,
Misty Maza, J.D., Legislative Aide II