



# City of New Haven

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## Meeting Minutes Community Development Committee

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Thursday, January 21, 2021

6:00 PM

Via videoconference <https://bit.ly/3bi6erf>

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(Please scroll down)

Minutes

Community Development Committee  
1-21-21

Chair Wingate called the public hearing to order at 6:09 p.m. via video conference. A recording of the meeting is online at <https://bit.ly/3pbojweL>

Present were Alders Douglass, Marks, DeCola, Cupo, Marks, and C. Rodriguez.  
Non-committee-member Alders present were Walker-Myers, Furlow, Morrison, Winter, and Antunes.

Board of Alders staff present were Albert Lucas and Michael Mercier.

The chair discussed rule for the meeting, such as a three-minute speaking limit for public commenters.

First and only heard was: From the Acting Director of The Livable City Initiative submitting an Order of The New Haven Board Of Alders approving the Development and Land Disposition Agreement between the City of New Haven and ConnCorp, LLC for the conveyance of real property known as portions of Dixwell Plaza, New Haven, Connecticut.

Appearing on behalf were: city officials Michael Piscitelli, Economic Development Administrator; Arlevia Samuels, Interim LCI Director; and attorneys John Ward and Michael Pinto.

Representatives of ConnCORP/ConnCAT included: Erik Clemons, Hard Street; Carlton Highsmith, Middlebury; Paul McCraven, address inaudible; and Yves Joseph of R.J. Development, Long Wharf.

They described the proposal for the project which will create a new development at the site of the Dixwell Plaza shopping center. Features will include a day care, grocer, vocational training, and a food hall. It will include affordable housing, with opportunities for homeownership, jobs, and education, along with a positive economic impact on the city.

In response to Alder Marks, they discussed neighborhood hiring and said they will collaborate with New Haven Works. In response to Alder Cupo, there was a discussion of parking.

PUBLIC COMMENT:

Alex Twining, Riverbank Lane, Old Lyme, in favor.

David Newton, New Haven, in favor.

Clio Nicolakis, of Science Park Development Corp., in favor.

Andrea Rivers. She was one of several people signed up to speak who did not because of technical difficulties.

Opel Harmon, didn't speak due to technical difficulties.

Cait Maloney, of West Haven, representing New Haven Legal Assistance, opposed. (Not enough affordable housing, building is too tall).

Karen D. Walton, Elm City Communities, in favor.

Martha Fernald, didn't speak due to technical difficulties.

Jay Brotman, Laurel Road, in favor.

Michael Fletcher, didn't speak due to technical difficulties.

Crystal Gooding, Woodland Street, opposed (too much parking). In rebuttal, Yves Joseph said there will be a parking study).

Mark Nisbett, didn't speak due to technical difficulties.

Garret Sheehan, West Hartford, representing GNH Chamber of Commerce, in favor.

Rodney Williams, Division Street, in favor.

Carrie Greatheart, didn't speak due to technical difficulties.

David Schaefer, didn't speak due to technical difficulties.

Thatcher Tiffany, Brooklyn, NY, representing Beacon Communities, in favor.

Kim Harris, address inaudible, in favor.

Olivia Martson, didn't speak due to technical difficulties.

Kerry Ellington, Chapel Street, representing Greater New Haven Legal Assistance, opposes (not enough affordable housing).

Arden Santana, address inaudible, inquired about role of Q House.

Lily Chambers (address inaudible), didn't speak due to technical difficulties.

Alder Morrison urged no further delays in the process.

#### COMMITTEE ACTION:

On a motion by Alder Marks, duly seconded, the committee voted to close the public portion of the meeting.

On a motion by Alder DeCola, seconded by Alder Marks, the committee voted to issue a favorable report on the item by unanimous roll call vote. It was understood that details such as housing and community participation would continue to be worked out with the city and developer prior to second reading.

The committee voted to adjourn at 8:10 p.m.

Respectfully submitted,

Michael Mercier

Legislative Aide

Office of Legislative Services

#### BOARD OF ALDERS NOTICE - NEW HAVEN

The Community Development Committee of the New Haven Board of Alders will meet on Thursday, January 21 at 6 pm via videoconference to hear and act on the following item. Please click this URL to join: <https://bit.ly/3bi6erf> Or to join for audio only Dial (301) 715-8592 And enter Webinar ID: 962 7122 3670 And AUDIO ONLY Passcode: 5528345955

PLEASE NOTE: This meeting was originally scheduled for January 20, but was postponed to the following day, January 21, 2021.

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN  
APPROVING THE DISPOSAL OF THE CITY OWNED PARCELS IN

DIXWELL PLAZA KNOWN AS 200 DIXWELL AVENUE AND 26  
CHARLES STREET; THE PUBLIC WAY; THE PUBLIC PLAZA AND  
RELATED COMMON SPACE TO CONNCORP, LLC SUBJECT TO A  
DEVELOPMENT AND LAND DISPOSITION AGREEMENT.

This item is on file and available in the Office of the City Clerk, 200 Orange Street, Room 202, New Haven. Per order: Hon. Brian Wingate, Chair; attest: Hon. Michael B. Smart, City Clerk.

For a disability-related accommodation, please call (203) 946-7833 (V) or (203) 946-8582 (TTY) prior to the meeting.

Public can view the meeting at <https://bit.ly/3bi6erf> (for required password contact [publictestimony@newhavenct.gov](mailto:publictestimony@newhavenct.gov)) before 2 pm on meeting day. If you wish to present testimony at the meeting, you must register in advance or by calling (203) 946-7934 before 2:00 pm on the day of the meeting. Public comment/testimony may also be submitted via email to [publictestimony@newhavenct.gov](mailto:publictestimony@newhavenct.gov) before 2 pm on the day of the meeting.