



City of New Haven

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Legislation Details (With Text)

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Title: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING: (1) A THIRTY-FIVE (35) YEAR PARTNERSHIP LEASE OPERATING AND FUNDING AGREEMENT WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR THE MANAGEMENT AND OPERATION OF THE NEW HAVEN UNION STATION AND STATE STREET STATION CAMPUS; (2) THE INITIAL CAPITAL PARTNERSHIP AGREEMENT OF THE CAMPUS; AND (3) APPROVING AN AGREEMENT WITH THE NEW HAVEN PARKING AUTHORITY TO MANAGE DAY TO DAY OPERATION OF THE NEW HAVEN UNION STATION AND STATE STREET STATION CAMPUS

Sponsors:

Indexes:

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Attachments: 1. 1-Checklist Union Station Sept 5 2021, 2. 2-Cover Letter Union Station Sept 5 2021, 3. 3-Order Union Station Sept 5 2021 word, 4. 3(a)-Lease and Funding Agreement Sept 5 2021, 5. 3(b)-Capital Partnership Agreement Sept 5 2021, 6. 3(c)-Parking Authority Subcontract (Term Sheet) Sept 5 2021 v2, 7. 4-Fiscal Impact Statement Union Station Sept 5 2021 word, 8. 5-Supplemental Information Union Station Sept. 5 2021, 9. LM-2021-0380

Date	Ver.	Action By	Action	Result
11/15/2021	2	Board of Alders	Passed	
11/4/2021	2	Board of Alders	No Action	
10/18/2021	2	Board of Alders	Noted	
10/14/2021	2	Finance Committee	Favorable Report	
9/9/2021	2	Board of Alders	Referred	

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING: (1) A THIRTY-FIVE (35) YEAR PARTNERSHIP LEASE OPERATING AND FUNDING AGREEMENT WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR THE MANAGEMENT AND OPERATION OF THE NEW HAVEN UNION STATION AND STATE STREET STATION CAMPUS; (2) THE INITIAL CAPITAL PARTNERSHIP AGREEMENT OF THE CAMPUS; AND (3) APPROVING AN AGREEMENT WITH THE NEW HAVEN PARKING AUTHORITY TO MANAGE DAY TO DAY OPERATION OF THE NEW HAVEN UNION STATION AND STATE STREET STATION CAMPUS

WHEREAS: New Haven's Union Station ("Union Station") is an historic landmark which serves as a major transportation entry into the City of New Haven ("City") and provides the City with vital economic links west to Bridgeport, Stamford, and New York City; east to Providence and Boston; and north to Hartford and Springfield; and

WHEREAS: the City, the State of Connecticut Department of Transportation (CTDOT) and the New Haven Parking Authority ("Parking Authority") are signatories to a certain existing lease and operating agreement for the operation of Union Station, the Union Station Garage, and associated surface parking lots located to the west of Union Station and east of the Union Station garage respectively; and

WHEREAS: under the terms of the existing lease the City has leased Union Station and the Parking Authority has managed the day-to-day operations of Union Station, the Union Station Garage, and the adjacent surface parking lots since 1982; and

WHEREAS: the current Union Station lease expires by its terms on June 30, 2022; and

WHEREAS: the City and CTDOT have been working to expand economic opportunities and customer amenities within Union Station; develop additional appropriately sized parking facilities for the Campus; and to more fully develop transit-oriented development around Union Station all in a manner consistent with the Hill to Downtown Community Plan and various state level transportation plans; and

WHEREAS: on September 20, 2020, Mayor Justin Elicker and Transportation Commissioner Joseph Giulietti signed the Union Station Partnership Letter of Intent “to memorialize a broad new vision that will usher in a new era of management of the State of Connecticut owned rail stations in New Haven, and lead to the revitalization of the surrounding area[s]” and outlining a vision of a renewed Partnership for the development and improvement of the Union Station, and setting goals for the planning and funding of capital improvement for Union Station; and

WHEREAS: the Letter of Intent recognizes that vibrant and well managed transportation hubs serve as a catalyst for transit-oriented development and greater utilization of the State’s transportation systems; and

WHEREAS: following the execution of the Letter of Intent the City and CTDOT negotiated the terms of a new thirty-five (35) year Lease, Operating and Funding Agreement (the “Lease”) for the joint oversight and management of Union Station, State Street Station, the Union Station Garage, and associated surface parking lots located to the west of Union Station and east of the Union Station garage respectively, and State Street Station (collectively the “Campus”) and further negotiated the terms of an initial Capital Partnership Agreement laying out the goals for making substantial capital improvements at the Campus; and

WHEREAS: simultaneously the City and the Parking Authority negotiated terms of an initial five (5) year contract to manage day to day operations of the Campus on behalf of the City and under joint oversight by the City and CTDOT, and subject to final approval by the City and CTDOT acting through the Operations Committee and the Executive Oversight Panel being created pursuant to the Lease (the “Parking Authority Contract”); and

NOW THEREFORE BE IT ORDERED by the Board of Alders of the City of New Haven that the Lease, Operating and Funding Agreement between the City of New Haven and the State of Connecticut Department of Transportation is hereby approved; and

BE IT FURTHER ORDERED the Mayor of the City of New Haven is authorized to execute the Lease, Operating and Funding Agreement on behalf of the City on terms substantially similar to the terms of the Lease, Operating and Funding Agreement as submitted; and

BE IT FURTHER ORDERED by the Board of Alders of the City of New Haven that the Capital Partnership Agreement between the City of New Haven and the State of Connecticut Department of Transportation is hereby approved; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven is authorized to execute the Capital Partnership Agreement on behalf of the City on terms substantially similar to the terms of the Capital Partnership Agreement as submitted; and

BE IT FURTHER ORDERED by the Board of Alders of the City of New Haven that the Parking Authority Contract is hereby approved, subject to ratification by the Operations Committee and the Executive Oversight Panel as so defined in the Lease, Operating and Funding Agreement.

BE IT FURTHER ORDERED that upon approval of the Parking Authority Contract by the Operations Committee and the Executive Oversight Panel, the Mayor of the City of New Haven is authorized to execute the Parking Authority Contract on behalf of the City on terms substantially similar to the terms of the Parking Authority Contract as submitted

BE IT FURTHER ORDERED that the Mayor of the City of New Haven is authorized to execute and deliver any additional documents as may be necessary or expedient to further and effectuate the terms of this Order, the Lease Operating and Funding Agreement, the Capital Partnership Agreement, or the Parking Authority Contract.

BE IT FURTHER ORDERED that at the end of the tenth year of the Lease, Operating and Funding Agreement, the Economic Development Administrator, City staff and the Parking Authority, or the City's then operating contractor as appropriate, shall meet with the New Haven Board of Alders to consult and evaluate the progress and performance under the Lease Operating and Funding Agreement.

BE IT FURTHER ORDERED that at the end of the thirty-third year of the Lease, Operating and Funding Agreement, the Economic Development Administrator, shall prepare an evaluation of the progress and performance under the Lease, Operating and Funding Agreement and the Economic Development Administrator, City staff and the Parking Authority, or the City's then operating contractor as appropriate, shall meet with the New Haven Board of Alders to consult and evaluate the progress and performance under the Lease Operating and Funding Agreement and to discuss renewal.