



Legislation Text

File #: LM-2024-0539, **Version:** 1

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING AMENDMENT 1 TO THE 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

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 and Connecticut Department of Transportation (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 December 21, 2021, the City and CTDOT entered into a landmark Lease, Operating and Funding Agreement (the "Lease") which sets forth joint oversight and management 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 (the "East Lot") respectively, and State Street Station (collectively the "Campus") as well as the terms of an initial Capital Partnership Agreement laying out the goals for making substantial capital improvements at the Campus; and

WHEREAS, associated with the execution of the Lease the City and the Parking Authority entered into a contract to manage day to day operations of the Campus on behalf of the City and under joint oversight by the City and CTDOT, (the "Parking Authority Contract"); and
WHEREAS, in order to enable a new private development on the East Lot, CTDOT issued a Request for Proposals on July 12, 2024; and

WHEREAS, in order to enter into an agreement with the future developer of the East Lot, CTDOT and the City have agreed to Amendment 1 of the Lease which sets forth both the process for the City to release the East Lot from the Lease and for CTDOT to make available replacement revenue to the City; and

NOW THEREFORE BE IT ORDERED by the Board of Alders of the City of New Haven, that Amendment 1 to the Lease 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 Amendment 1 to the Lease 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 that the Mayor of 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, the Capital Partnership Agreement or the Parking Authority Contract all as related to this Amendment 1 to the Lease; and

BE IT FURTHER ORDERED that the Mayor of the Mayor of the City of New Haven, is authorized to accept all replacement funding as provided for the Amendment 1, on behalf of the City, and to deposit such funds in the appropriate operations account, and to disburse the funds in the manner prescribed in the Lease Operating and Funding Agreement.