New Haven Development Commission

May 10, 2023

CITY OF NEW HAVEN
JUSTIN ELICKER, MAYOR
BOARD OF ALDERS
Agenda

1. Welcome
2. Approval of Minutes
3. River Street MDP – Current Projects
4. Economic Development Updates
5. Questions/Discussions
River Street
MDP
ArtsToFrames (115 River Street)

198 River Street
ArtToFrames (ATF):

- Bought the former Von Roll property at 128-166 Chapel Street in 2019
- Provides rapid framing and customized home decoration services
- Currently employs 80 people
- Wants to accommodate additional business expansion:
  - ATF proposes to acquire the 26,252-square-foot City-owned lot at 112 Chapel Street
  - Purpose: Additional business parking and loading space for a 10,000-square-foot warehouse to be built on adjacent ATF-owned lot at 128 Chapel Street
  - The City proposes to secure a DECD Brownfields Grant to clean it up
- Contingent on receiving ~$700,000 DECD Brownfields Grant
- When the building addition is complete, ATF expects to hire an additional 15-20 people
198 River Street:

- Bigelow Square renovated the 7,000-square-foot building at the corner of River and Lloyd Streets, now known as 190 River Street, and leased it to Armada Brewing in 2022 for use as a taproom and micro-brewery.
198 River Street:

- Declining building conditions and flood zone regulation restrictions have resulted in the 2022 demolition of several of the historic Bigelow Boiler buildings.
- The City intends to demolish the last building, known as Building Two, to facilitate redevelopment of much of the remaining Bigelow Boiler property by Bigelow Square:
  - The City has been awarded $646,500 from DECD to remediate Parcel C and has requested an additional $323,250 to supplement the City’s planned expenditure of roughly $400,000 of its own resources to complete remediation.
- Bigelow now is proposing to acquire much of the remainder of the site for redevelopment:
  - Parcel C: Construction of an approximately 12,000-square-foot light industrial/commercial building on the 34,000-square-foot Building Two site.
  - Parcel B: Construction of a parking lot on the 19,000-square-foot site to serve Armada Brewing customers and the tenants of the new building of the adjacent Parcel C. Bigelow will enter into a long-term lease with the City due to cost-prohibitive full cleanup costs.
  - Parcel E: This 15,500-square-foot parcel will be devoted to appropriately-stored materials and equipment for Capasso Restoration which is located at the adjacent property at 34 Lloyd Street. It also will be leased by the City to Bigelow Square.
Questions & Answers

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Economic Updates

Economic Development Administration
American Rescue Plan

- Youth Engagement & Early Childhood
- I’m Home Initiative
- Wealth Creation & Economy
- Career Pathways
- Climate Emergency
Mid-Block Corner Block

Groundbreaking for Mid-Block Corner Block on 4/20/23
New Haven's Next Night Market – Set to take place this Friday, May 12, 2023 | 5-10 PM in the 9th Square Neighborhood.
Avelo Summer Destinations: Return of Direct Flight from New Haven to Orlando and 2 new FL flights added: Melbourne and Daytona Beach
American Rescue Plan Updates

1 - Neighborhood Commercial Clean-up
Contract is signed and Cerilli set to start this week!

2 – Land Bank
Meetings held with Affordable Housing Commission & CT Bar Association

3 – I'm Home Supplement
$5M to cover affordable housing projects (gap financing).
New Haven Top 52 Places to Visit: Convening

New Haven is Awesome!
We love our city & each other
We welcome everyone
We are cultural capital
This is a journey
A moment in time comes along only so often
Solidarity building partner
New Haven is an infinite spear

Sustainability & collaboration
Reflect on our gifts
Invest
Honor social intelligence

Cultural tourism
Collabs
Increased workforce
Celebrate

Action
Promote

The world is shining on New Haven
Highlight & create connections
Thank You / Discussion