

From: "Justin Elicker"  
To: [declan.barry@yale.edu](mailto:declan.barry@yale.edu)  
Date: 1/14/2020 5:22:08 PM  
Subject: APT and City of New Haven

---

Hi Declan,

I hope you are well. Dr. Delal and I would like to meet with APT leadership to get acquainted and start a dialogue. I'm embarrassed to say I'm not sure who the right person is to contact. Could you connect us? Thanks!

Justin

From: "Justin Elicker"  
To: "Steve Fontana" <sfontana@newhavenct.gov>  
"Michael Piscitelli" <mpiscite@newhavenct.gov>  
Date: 1/25/2020 11:28:47 AM  
Subject: APT Foundation

---

Hi Steve and Mike,

Dr. Delal and I met with the APT foundation yesterday. It was an introductory meeting to talk about ways we can collaborate together. One of the things that I raised is whether they are looking for any alternative sites in New Haven. They said they had been in some communication with Steve regarding several sites. Steve, can you give some more information on these sites? The APT foundation is doing good work in the City and it's important for us to work collaboratively with them. I also think it's quite important that we work closely with them so they don't go off on their own to identify a site that may not be ideal for all parties involved.

Thanks.

And Steve, my apologies for parking in your spot last week! I was in a hurry and someone had parked in my spot. Unfortunately I did just the same to you! Wont happen again. I'll park in Mike P.'s spot next time.

Justin

8/22/2023



From: "Steve Fontana"  
To: "Michael Piscitelli" <mpiscite@newhavenct.gov>  
"Mehul Dalal" <MDalal@newhavenct.gov>  
"Sean Matteson" <SMatteson@newhavenct.gov>  
Date: 2/20/2021 12:20:57 PM  
Subject: RE: APT location update

Mike,

After our latest discussion with Lynn, I connected her with the owner of a potential site (220 Terminal Place). That was a few weeks ago. I have not heard anything since.

Steve

From: Michael Piscitelli <mpiscite@newhavenct.gov>  
Sent: Saturday, February 20, 2021 12:44 PM  
To: Steve Fontana <sfontana@newhavenct.gov>; Mehul Dalal <MDalal@newhavenct.gov>; Sean Matteson <SMatteson@newhavenct.gov>  
Subject: RE: APT location update

Hi, no rush on this but just checking to see if there are any updates on this. Thanks.

From: Steve Fontana <sfontana@newhavenct.gov >  
Sent: Wednesday, January 13, 2021 1:31 PM  
To: Mehul Dalal <MDalal@newhavenct.gov >; Sean Matteson <SMatteson@newhavenct.gov >  
Cc: Michael Piscitelli <mpiscite@newhavenct.gov >  
Subject: RE: APT location update

PS Yes, Dr. Dalal is correct, she talked about having the onsite pharmacy, to serve the drive/walk up customers. In my previous conversation with her, she called it an "access center," whatever that means.

From: Mehul Dalal <MDalal@newhavenct.gov >  
Sent: Wednesday, January 13, 2021 1:29 PM  
To: Sean Matteson <SMatteson@newhavenct.gov >; Steve Fontana <sfontana@newhavenct.gov >  
Cc: Michael Piscitelli <mpiscite@newhavenct.gov >  
Subject: RE: APT location update

Yes but then she also said she wants an onsite pharmacy for clients – so that was a bit of disconnect

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

From: Sean Matteson <SMatteson@newhavenct.gov >  
Sent: Wednesday, January 13, 2021 1:28 PM  
To: Steve Fontana <sfontana@newhavenct.gov >; Mehul Dalal <MDalal@newhavenct.gov >  
Cc: Michael Piscitelli <mpiscite@newhavenct.gov >  
Subject: Re: APT location update

So did I hear her correctly say its all admin she is looking for?

From: Sean Matteson <SMatteson@newhavenct.gov >  
Sent: Wednesday, January 13, 2021 11:36  
To: Steve Fontana <sfontana@newhavenct.gov >; Mehul Dalal <MDalal@newhavenct.gov >; Michael Piscitelli <mpiscite@newhavenct.gov >  
Cc: Debra Sullo <dsullo@newhavenct.gov >  
Subject: Re: APT location update

A quick note that I only have about 15-20 mins for today's zoom with APT, I have to be on a zoom with the Chief and FBI  
8/22/2023

regarding insurrection security.

Page 2

From: Steve Fontana <[sfontana@newhavenct.gov](mailto:sfontana@newhavenct.gov)>  
Sent: Wednesday, January 6, 2021 16:12  
To: Mehul Dalal <[MDalal@newhavenct.gov](mailto:MDalal@newhavenct.gov)>; Sean Matteson <[SMatteson@newhavenct.gov](mailto:SMatteson@newhavenct.gov)>; Michael Piscitelli <[mpiscite@newhavenct.gov](mailto:mpiscite@newhavenct.gov)>  
Cc: Debra Sullo <[dsullo@newhavenct.gov](mailto:dsullo@newhavenct.gov)>  
Subject: RE: APT location update

Great!

From: Mehul Dalal <[MDalal@newhavenct.gov](mailto:MDalal@newhavenct.gov)>  
Sent: Wednesday, January 6, 2021 4:00 PM  
To: Steve Fontana <[sfontana@newhavenct.gov](mailto:sfontana@newhavenct.gov)>; Sean Matteson <[SMatteson@newhavenct.gov](mailto:SMatteson@newhavenct.gov)>; Michael Piscitelli <[mpiscite@newhavenct.gov](mailto:mpiscite@newhavenct.gov)>  
Cc: Debra Sullo <[dsullo@newhavenct.gov](mailto:dsullo@newhavenct.gov)>  
Subject: Re: APT location update

Yes 1pm wed works for me. I've copied Deb to help set up a briefing prior. Thanks

Get Outlook for iOS

From: Steve Fontana <[sfontana@newhavenct.gov](mailto:sfontana@newhavenct.gov)>  
Sent: Wednesday, January 6, 2021 2:23:41 PM  
To: Sean Matteson <[SMatteson@newhavenct.gov](mailto:SMatteson@newhavenct.gov)>; Michael Piscitelli <[mpiscite@newhavenct.gov](mailto:mpiscite@newhavenct.gov)>; Mehul Dalal <[MDalal@newhavenct.gov](mailto:MDalal@newhavenct.gov)>  
Subject: RE: APT location update

I can brief you.

From: Sean Matteson <[SMatteson@newhavenct.gov](mailto:SMatteson@newhavenct.gov)>  
Sent: Wednesday, January 6, 2021 2:19 PM  
To: Steve Fontana <[sfontana@newhavenct.gov](mailto:sfontana@newhavenct.gov)>; Michael Piscitelli <[mpiscite@newhavenct.gov](mailto:mpiscite@newhavenct.gov)>; Mehul Dalal <[MDalal@newhavenct.gov](mailto:MDalal@newhavenct.gov)>  
Subject: Re: APT location update

Where in New Haven?

From: Steve Fontana <[sfontana@newhavenct.gov](mailto:sfontana@newhavenct.gov)>  
Sent: Wednesday, January 6, 2021 14:14  
To: Michael Piscitelli <[mpiscite@newhavenct.gov](mailto:mpiscite@newhavenct.gov)>; Mehul Dalal <[MDalal@newhavenct.gov](mailto:MDalal@newhavenct.gov)>  
Cc: Sean Matteson <[SMatteson@newhavenct.gov](mailto:SMatteson@newhavenct.gov)>  
Subject: APT location update

Mike and Mehul,

I spoke with Lynn Madden just now regarding APT's interest in a particular location in New Haven, and she would like to discuss it with both of you as well. I would like to brief you both on the conversation and, if you think it appropriate, to set up a Zoom call for you two (and Sean, if he'd like to attend) with her for next Wednesday at 1 pm.

Please advise me when I can brief you and whether you would like me to set up such a meeting. Thanks.

Steve

Stephen Fontana, CEcD  
Deputy Director, Economic Development  
City of New Haven, CT  
165 Church Street, 6th Floor  
New Haven, CT 06510  
Office (203) 946-5891  
Cell (203) 668-9619

8/22/2023



From: "Steve Fontana"  
To: "Mehul Dalal" <MDalal@newhavenct.gov>  
Date: 5/25/2021 4:37:04 PM  
Subject: RE: APT foundation

Mehul,

In early January, Lynn, her colleague, and I had an extensive conversation about 654 Ferry/25 Fox, along with some other New Haven properties. In that conversation, she indicated APT's interest in that property, but also that APT would only pursue it if APT knew in advance that the City would support its effort to purchase the property and move there.

Since doing so would require a zone change, since the property is located in a residential neighborhood somewhat away from easy transportation, since we already lack sufficient properties zoned industrial/commercial for businesses to use, and since it would take this property off of the tax rolls, I indicated that the City did not think that it was a suitable location for APT and would not support its effort to pursue a zone change and move there.

We therefore agreed to rule it out. I have not identified anything else in the city that would be suitable for APT.

Steve

From: Mehul Dalal <MDalal@newhavenct.gov>  
Sent: Tuesday, May 25, 2021 5:21 PM  
To: Steve Fontana <sfontana@newhavenct.gov>; Michael Piscitelli <mpiscite@newhavenct.gov>  
Subject: APT foundation

Hi Steve/Mike,

Lynn Madden was eagerly inquiring again about Fox street property. I'm not sure if you reviewed it any further since our last conversation, I think we found it would require a zoning change but I don't recall if that was totally ruled out. Per Lynn, it would allow them to move services out of the Hill.

On CSA side, it may open up some additional avenues to collab around services (which are difficult from their current location)

thanks

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

From: "Leedham, Donna"  
To: "Leedham, Donna" <DLeedham@aptfoundation.org>  
lmadden@aptfoundation.org  
"Ana Garcia" <AGarcia@newhavenct.gov>  
"Mehul Dalal" <MDalal@newhavenct.gov>  
Date: 10/7/2021 9:49:38 AM  
Subject: Zoom Meeting with Mayor Justin Elicker, Dr. Mehu Dalal and Dr. Lynn Madden, APT Foundation -  
Wednesday, 10/20/21 at 2:30PM

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lynn Madden is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82403352614?pwd=Z0pENkc4OFhHTjQzN3hoU2tUaDJhZz09>

Meeting ID: 824 0335 2614

Passcode: 234051

One tap mobile

+13126266799,,82403352614# US (Chicago)

+19292056099,,82403352614# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 824 0335 2614

Find your local number: <https://us02web.zoom.us/j/82403352614>



From: "Mehul Dalal"  
To: "Sean Matteson" <SMatteson@newhavenct.gov>  
Date: 10/20/2021 2:34:38 PM  
Subject: elm city prep

---

Sean,

Mayor and I were just on with Lynn Madden. He wants us to connect about strategy for APT around this property. What's a good time?

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

From: "Sean Matteson"  
To: "Mehul Dalal" <MDalal@newhavenct.gov>  
Date: 10/20/2021 3:57:29 PM  
Subject: Apt Foundation/Elm City Prep

---

## Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

+1 475-210-0242,210190869# United States, Bridgeport

Phone Conference ID: 210 190 869#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

---



From: "Mehul Dalal"  
To: "Leedham, Donna" <DLeedham@aptfoundation.org>  
Date: 10/26/2021 1:47:16 PM  
Subject: Re: [External] check in with Mayor?

Let's go with Thursday at 3pm. Thanks

Get Outlook for iOS

From: Leedham, Donna <DLeedham@aptfoundation.org>  
Sent: Tuesday, October 26, 2021 11:42:51 AM  
To: Mehul Dalal <MDalal@newhavenct.gov>  
Cc: lmadden@aptfoundation.org <lmadden@aptfoundation.org>  
Subject: RE: [External] check in with Mayor?

**Please be cautious**

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

How about Thursday at 10:30, 3 or 3:30? Friday at 9:30 could also work. Let me know what works best for you or I can keep looking. Shall I have Lynn call you? If so, please provide your number for the invite.

Thank you,

Donna J. Leedham  
Assistant to Lynn Madden, CEO  
APT Foundation, Inc.  
1 Long Wharf Drive, Suite 321  
New Haven, CT 06511  
203-781-4600  
203-781-4624 (fax)  
[dleedham@aptfoundation.org](mailto:dleedham@aptfoundation.org)  
[www.aptfoundation.org](http://www.aptfoundation.org)

From: Mehul Dalal <MDalal@newhavenct.gov>  
Sent: Tuesday, October 26, 2021 11:18 AM  
To: Leedham, Donna <DLeedham@aptfoundation.org>  
Cc: Madden, Lynn <LMadden@aptfoundation.org>  
Subject: RE: [External] check in with Mayor?

I'm looking to get a quick check in by phone, just with me, this week if possible. Thanks

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

From: Leedham, Donna <DLeedham@aptfoundation.org>  
Sent: Tuesday, October 26, 2021 9:23 AM  
To: Mehul Dalal <MDalal@newhavenct.gov>  
Cc: lmadden@aptfoundation.org  
Subject: RE: [External] check in with Mayor?

**Please be cautious**

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Dr. Dalal, I saw the original email on the 5<sup>th</sup> but not your note from yesterday so I'm just catching up. Are you looking to have a follow up to the zoom meeting on the 20<sup>th</sup>? Will it be you, Lynn and the Mayor again?

8/22/2023

Thanks,

Donna J. Leedham  
Assistant to Lynn Madden, CEO  
APT Foundation, Inc.  
1 Long Wharf Drive, Suite 321  
New Haven, CT 06511  
203-781-4600  
203-781-4624 (fax)  
[dleedham@aptfoundation.org](mailto:dleedham@aptfoundation.org)  
[www.aptfoundation.org](http://www.aptfoundation.org)

**From:** Mehul Dalal <[MDalal@newhavenct.gov](mailto:MDalal@newhavenct.gov)>  
**Sent:** Tuesday, October 26, 2021 9:02 AM  
**To:** Leedham, Donna <[DLeedham@aptfoundation.org](mailto:DLeedham@aptfoundation.org)>  
**Subject:** FW: [External] check in with Mayor?

Hi Donna - wanted to make sure you saw this, kindly work with me on scheduling while Fernando is away. I'd like to try for a brief 5-10 minute conversation this week if possible. Thanks

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

**From:** Mehul Dalal  
**Sent:** Monday, October 25, 2021 9:54 AM  
**To:** Madden, Lynn <[lynn.madden@yale.edu](mailto:lynn.madden@yale.edu)>  
**Subject:** RE: check in with Mayor?

Hi Lynn - Fernando is out for a bit so you/your scheduler can work with me directly on this. Thanks

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

**From:** Mehul Dalal  
**Sent:** Tuesday, October 5, 2021 4:08 PM  
**To:** Madden, Lynn <[lynn.madden@yale.edu](mailto:lynn.madden@yale.edu)>  
**Cc:** Fernando Reyes <[FReyes@newhavenct.gov](mailto:FReyes@newhavenct.gov)>  
**Subject:** check in with Mayor?

Hi Lynn,

Hope you're well. The Mayor and I were talking and we thought it would be good to schedule a check in soon. Hope that works. I've copied Fernando who can coordinate availability on our side.

Thanks

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

8/22/2023



From: "Mehul Dalal"  
To: "Justin Elicker" <JElicker@newhavenct.gov>  
Date: 12/3/2021 8:14:45 AM  
Subject: FW: Meeting with APT Foundation and Pustola Associates re 794 Dixwell Avenue

FYI – one of our follow up items with APT, just so you're in the loop

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

From: Leedham, Donna <DLeedham@aptfoundation.org>  
Sent: Friday, December 3, 2021 9:05 AM  
To: William Long <WLong@newhavenct.gov>; Nathaniel Hougrand <NHougrand@newhavenct.gov>  
Cc: Miller, True <TMiller@aptfoundation.org>; Steve Pustola (spustola@pustola.com) <spustola@pustola.com>; Kyle Pustola <kpustola@pustola.com>; Mehul Dalal <MDalal@newhavenct.gov>  
Subject: Meeting with APT Foundation and Pustola Associates re 794 Dixwell Avenue

**Please be cautious**

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mr. Long and Mr. Hougrand,

Dr. Dalal has suggested that we set a preliminary meeting with you prior to APT's site plan application submission for the above-referenced property. Would you be available next week on either Monday or Wednesday afternoon to meet with Steve and Kyle Pustola from Pustola & Associates and True Miller, our Director of Facilities? We could arrange an in-person meeting, or send you a set of plans and meet by Zoom—whatever your preference. Kindly let me know what works best for you in terms of day, time and meeting type, and I'd be happy to make the appropriate arrangements. If you do wish to meet in person, APT's conference room at 1 Long Wharf Drive (where there is ample parking) is available; alternatively let me know your preference of location. Thank you.

Donna J. Leedham  
Assistant to Lynn Madden, CEO  
APT Foundation, Inc.  
1 Long Wharf Drive, Suite 321  
New Haven, CT 06511  
203-781-4600  
203-781-4624 (fax)  
[dleedham@aptfoundation.org](mailto:dleedham@aptfoundation.org)  
[www.aptfoundation.org](http://www.aptfoundation.org)

Begin forwarded message:

From: Mehul Dalal <MDalal@newhavenct.gov>  
Date: November 30, 2021 at 2:03:14 PM EST  
To: "Madden, Lynn" <lynn.madden@yale.edu>  
Subject: contacts in city plan

William Long [WLong@newhavenct.gov](mailto:WLong@newhavenct.gov)

Nathaniel Hougrand [NHougrand@newhavenct.gov](mailto:NHougrand@newhavenct.gov)

From: "Mehul Dalal"  
To: "Aicha Woods" <AWoods@newhavenct.gov>  
Date: 12/15/2021 12:22:55 PM  
Subject: FW: Meeting with APT Foundation and Pustola Associates re 794 Dixwell Avenue

Hey Aicha - APT foundation didn't hear back from City Plan staff after I suggested, upon discussion with Mike P, to the Executive Director (Lynn Madden) reach out for pre-application review.

She left me a vm today kind of upset given they are on the January submission deadline. Can someone reach out? her cell phone: 207-745-2898

Thanks

Mehul Dalal, MD, MSc, MHS  
Community Services Administrator  
City of New Haven  
O: (203) 946-7909  
M: (203) 494-0590

From: Leedham, Donna <DLeedham@aptfoundation.org>  
Sent: Monday, December 6, 2021 2:24 PM  
To: William Long <WLong@newhavenct.gov>; Nathaniel Hougrand <NHougrand@newhavenct.gov>  
Cc: Miller, True <TMiller@aptfoundation.org>; Steve Pustola (spustola@pustola.com) <spustola@pustola.com>; Kyle Pustola <kpustola@pustola.com>; Mehul Dalal <MDalal@newhavenct.gov>  
Subject: RE: Meeting with APT Foundation and Pustola Associates re 794 Dixwell Avenue

**Please be cautious**

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, I write to follow up on my email from last week (see below). Dr. Dalal, you and I have corresponded before, but I am wondering if my email might have been captured by the spam folders of your colleagues and was hoping that perhaps you could check in with them to confirm it was received, or alternatively forward this note to them from your email address? Our team could still meet on Wednesday or provide new availability if need be.

Thank you,

Donna J. Leedham  
Assistant to Lynn Madden, CEO  
APT Foundation, Inc.  
1 Long Wharf Drive, Suite 321  
New Haven, CT 06511  
203-781-4600  
203-781-4624 (fax)  
[dleedham@aptfoundation.org](mailto:dleedham@aptfoundation.org)  
[www.aptfoundation.org](http://www.aptfoundation.org)

From: Leedham, Donna  
Sent: Friday, December 3, 2021 9:05 AM  
To: [WLong@newhavenct.gov](mailto:WLong@newhavenct.gov) ; [NHougrand@newhavenct.gov](mailto:NHougrand@newhavenct.gov)  
Cc: Miller, True <[TMiller@aptfoundation.org](mailto:TMiller@aptfoundation.org)>; Steve Pustola ([spustola@pustola.com](mailto:spustola@pustola.com)) <[spustola@pustola.com](mailto:spustola@pustola.com)>; Kyle Pustola <[kpustola@pustola.com](mailto:kpustola@pustola.com)>; Mehul Dalal <[mdalal@newhavenct.gov](mailto:mdalal@newhavenct.gov)>  
Subject: Meeting with APT Foundation and Pustola Associates re 794 Dixwell Avenue

Good morning Mr. Long and Mr. Hougrand,

Dr. Dalal has suggested that we set a preliminary meeting with you prior to APT's site plan application submission for the above-referenced property. Would you be available next week on either Monday or Wednesday afternoon to meet with Steve and Kyle Pustola from Pustola & Associates and True Miller, our Director of Facilities? We could arrange an in-person meeting, or send you a set of plans and meet by Zoom—whatever your preference. Kindly let me know what works best for you in terms of day, time and meeting type, and I'd be happy to make the appropriate arrangements. If you do wish to meet in person, APT's conference room at 1 Long Wharf Drive (where there is ample parking) is available; alternatively let me know your preference of location. Thank you.

8/22/2023