

THE HURLEY GROUP

REAL ESTATE DEVELOPMENT AND MANAGEMENT

45 - 55 CHURCH STREET, LLC

May 20, 2022

City Plan Commission
Laura Brown, Executor Director
165 Church St., 5th Floor
New Haven, CT 06510

Re: 37 Center Street, MBLU: 240 0235 01500

Dear Director Brown and City Plan Commission Members:

As President of The Hurley Group and one of the principal owners of 55 Church Street (45-55 Church Street, LLC), I am writing regarding the Application for Special Permit for 37 Center Street. I am very glad to hear that the new owners intend to bring the investment necessary to reactivate this important building and I strongly support giving the approvals necessary to make this project viable. I am writing to request that the Commission's approval, however, be under the condition that all ground level units facing Center Street remain as retail.

For many years Vito's Deli had a very strong presence on Center Street, serving numerous customers throughout the day. Since Vito's closing, loitering, fighting, drug use and illegal activity have become commonplace on that part of the block. The police are very involved, and we are doing what we can to support their efforts. Reactivating the 37 Center Street retail space is vital to our success as it would bring more positive activity to that part of the block and eyes on the street. Retail use in these spaces should be economically viable for the new owners because Vito's was successful for many years in that location and the space is already set up for food service, which should be very attractive to food service providers and others. So I respectfully request the Commission take steps to ensure that only retail use will be permitted in the ground level units that face the street.

Sincerely,

David Goldblum, President
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