



Toni N. Harp
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Matthew Nemerson
*Economic Development
Administrator*

November 3, 2014

Mr. Lee Cruz
Strong Performing Arts Center, Inc.
29 Clinton Avenue
New Haven, CT 06513

Re: Request for Proposals for Strong School, 69 Grand Avenue, New Haven

Dear Lee:

I regret to inform you that the Select Committee (the "Committee") for the Strong School Request for Proposals (RFP), after much deliberation, has unanimously recommended that no proposal be chosen. After talking with the Committee and listening to each of the members I have decided to accept their decision. As a result, the City of New Haven (the "City") will not move forward with a disposition of the Strong School property under the terms of the RFP.

The Committee agreed with the vision of the Strong Performing Arts Center, Inc. (SPACe), and noted the proposal's significant community support. However, all five Committee members felt that the deficiencies in the proposal, particularly in response to the first two of the RFP's five Selection Criteria below, were so overwhelming as to render the submission unacceptable.

- Experience in developing similar projects and additional relevant qualifications

The proposal did not benefit from significant input from parties with development expertise. The application did not include consideration of a market study for housing, sufficient architectural plans to determine the viability of the proposed uses of the building or a description of how the organization would be structured and run.

- Economic ability to carry out the Project

Neither adequate information on project costs and financing, nor information on the amount of equity to be contributed to the project was included in the proposal. Thorough construction, operating and maintenance budgets were lacking. In short, there was little or no consideration of the essential quality of a successful project: financial liability.



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I have asked the Committee to meet one more time to put forth, based on their individual experience and their new found familiarity with the RFP and the general direction of the only actual submission, serious recommendations on how the City should approach the design and format of our next RFP for the Strong School. If you remain interested in this building's future I would urge you to consider attending and participating, as appropriate.

On behalf of the City, I thank you for submitting your proposal in response to the RFP, and for your dedication to Fair Haven.

I would be happy to meet with you to discuss the Committee's response to the SPACe proposal and suggestions made to strengthen a future application in more detail.

Sincerely,



Matthew Nemerson
Economic Development Administrator