**AMENDMENT NO. 1 TO ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE DISPOSAL OF THE CITY OWNED PARCELS IN DIXWELL PLAZA KNOWN AS 200 DIXWELL AVENUE AND 26 CHARLES STREET; THE PUBLIC WAY; THE PUBLIC PLAZA AND RELATED COMMON SPACE TO CONNCORP, LLC SUBJECT TO A DEVELOPMENT AND LAND DISPOSITION AGREEMENT.**

**WHEREAS**, the City of New Haven (“City”) and ConnCorp, LLC (“Developer”) have been in negotiations for the sale of certain parcels of real property located within and adjacent to Dixwell Plaza; and

**WHEREAS**, Developer has acquired a majority of the Dixwell Plaza parcels and plans to redevelop the Dixwell Plaza site into a mixed use development including residential housing, headquarters office space for ConnCorp and ConnCAT; as well as numerous community amenities including a grocery store and community-oriented retail spaces; and

**WHEREAS**, the City and Developer agreed on initial terms covering the disposition and redevelopment of the Dixwell Plaza site in that certain “Development and Land Disposition Agreement Between the City of New Haven and ConnCorp, LLC For the Conveyance of Real Property Known as Portions of Dixwell Plaza, New Haven, Connecticut” (the “DLDA”), and submitted the terms of the DLDA to the Board of Alders for approval; and

**WHEREAS**, the Board of Alders Committee hearing process and the presentation of the terms of the DLDA to the public has raised certain concerns regarding the terms of the DLDA, and the City and Developer have agreed to amend the DLDA to reflect agreement on certain additional community benefits, including job training and access to construction and permanent jobs as part of the Project (as defined in the DLDA), additional support for the Q-House, greater transparency of design, and stability of police department operations.

**NOW THEREFORE, BE IT ORDERED BY THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** the terms of the DLDA are amended as follows:

**[Job Training and Outreach]**

Article VII is amended to add the following Article VII, Section 5:

Section 5. Job Training and Outreach.

In addition to the Workforce Utilization Requirements identified in Article VII, Section 1 and Section 2, the City and Developer agree to additional job training and job fair outreach and will seek assistance from New Haven Works to accomplish these goals. The Parties acknowledge that job training and outreach are critical to ensure the largest number of City residents know of the jobs potential from the Project, and as many interested persons are qualified for such jobs as possible.

(a) The City shall host three (3) training cohorts for Dixwell neighborhood and City of New Haven residents. Two (2) of the training cohorts will be training of skilled construction trades and one (1) of the training cohorts will be a training for laborers. The training cohorts shall be organized and coordinated by the City’s Small Contractor Development program, with final program review and approval by the Economic Development Administrator.

(b) The Developer shall host four (4) job fairs in order to promote jobs opportunities presented by the Project. Developer shall host the jobs fairs in two (2) phases. In each of the two (2) phases the Developer shall host one (1) job fair to promote contracting jobs created by the construction of the Project; and Developer shall host one (1) job fair to promote and familiarize the public with the permanent jobs that will be created as part of the development including, as applicable, the potential for jobs with ConnCAT, maintenance of the facility, grocery store and other positions.

**[Additional Support for the Q-House]**

Article II, Section 4 is deleted and replaced with the following section:

Section 4: Purchase Price. The purchase price for the City Property shall be Seven Hundred Fifty Thousand Dollars and Zero Cents ($750,000.00) which shall be paid to the City, upon its delivery of the Deed to CONNCORP. The payment shall be made by a check drawn to the order of “Treasurer, City of New Haven”. The City shall set aside One Hundred Thousand Dollars and Zero Cents ($100,000.00) for the Q House Development Fund.

**[Police Substation Operations]**

**BE IT FURTHER ORDERED** the terms of that Certain Letter of Intent for short Term Lease of 24-26 Charles Street are further clarified as follows:

The City and Developer recognize the importance of reducing disruption to the operations of the New Haven Police Department substation at 24-26 Charles Street. Developer agrees to work with the City to minimize disruption to the City’s existing substation operations during construction of the Project. It is anticipated the NHPD substation will remain operational in its current location until demolition for Phase II of the Project begins, which is not anticipated before December 2021. Upon demolition of the existing Charles Street NHPD substation location, Developer will work with the City to temporarily locate the NHPD substation on the site during construction of the agreed upon long term space for the NHPD substation.

**[Design Charette]**

BE IT FURTHER ORDERED that in addition to the requirements for Developer Improvements Plan and Design under Article IV Section 2, the City in coordination with the Developer agree to host a Charette-style design review to present the Project design to the community and to solicit feedback from residents of the area.