

CHECK LIST FOR ALDERMANIC SUBMISSIONS

- | | |
|---|---|
| x | Cover Letter |
| x | Resolutions/ Orders/ Ordinances |
| X | Prior Notification Form |
| x | Fiscal Impact Statement - Should include comprehensive budget |
| x | Supporting Documentation |
| x | Disk or E-mailed Cover letter & Order |

IN ADDITION IF A GRANT:

- | | |
|--|--|
| | Notice of Intent |
| | Grant Summary |
| | Executive Summary (not longer than 5 pages without an explanation) |

Date Submitted: 02/19/2021

Meeting Submitted For: 03/01/2021

Regular or Suspension Agenda: Regular (UC)

Submitted By: Michael Piscitelli, Economic Development

Title of Legislation:

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
APPROVING THE DISPOSAL OF A PARCEL OF LAND CONSTITUTING A
PORTION OF MILL RIVER STREET TO STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Comments: _____

Coordinator's Signature: MPL

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call 946-7670 with any questions.



Justin Elicker
Mayor

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



Michael Piscitelli
Economic Development
Administrator

February 16, 2021

The Honorable Tyisha Walker-Myers
President, New Haven Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

**Re: RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
APPROVING THE DISPOSAL OF A PARCEL OF LAND CONSTITUTING A
PORTION OF MILL RIVER STREET TO STATE OF CONNECTICUT DEPARTMENT
OF TRANSPORTATION**

Dear Honorable President Walker-Myers:

Post Road Residential (“Post Road”), developers of the Corsair Apartments located at 1050 State Street, along with long-time East Rock resident and furniture maker Bryan Smallman, owner of 1041 State Street, is proposing a new residential development at the corner of State Street and Mill River Street of between 60-70 units (the “Project”), essentially adding a second phase to the existing Corsair development across the street

The Project requires some land assembly of four parcels, including an unnumbered sliver lot owned by the City originally acquired from the Connecticut Department of Transportation (the “CT DOT”) “for Highway Purposes only” (the “Property”). The City has no use (highway or otherwise) for the Property and believes that the best use of the Property would be for the purposes of the Project.

However, due to the “for Highway Purposes only” restriction, the proposal is to allow the CT DOT to take back the Property. The CT DOT has agreed to convey the Property to Post Road without the restriction for the purposes of the Project. Please see the Briefing Notes in the submission packet setting out the additional background concerning the details of the Project.

Post Road has been conscientious in keeping both Alder Decker and the larger East Rock community apprised of their plans via personal communication and the Community Management Team. They will also have to go through the City’s regular land use approval process (City Plan Commission, Board of Zoning Appeals, etc.) which will allow multiple opportunities for community input before the Project becomes a reality.

Thank you for your timely consideration of this matter, please do not hesitate to contact me with further questions or concerns

Sincerely,

Handwritten signature in black ink, consisting of the letters 'M', 'P', and 'L' in a cursive, slightly stylized font.

Michael Piscitelli, AICP
Economic Development Administrator

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Charles Decker, Ward 9; All

DATE: February 24, 2021

FROM: Department Economic Development
Person Michael Piscitelli Telephone X 2867

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

**RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
APPROVING THE DISPOSAL OF A PARCEL OF LAND CONSTITUTING A
PORTION OF MILL RIVER STREET TO STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION**

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other
r _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

FISCAL IMPACT STATEMENT

DATE: 02/16/2021
 FROM (Dept.): Economic Development Administration
 CONTACT: Michael Piscitelli PHONE 203-946-2867

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE DISPOSAL OF A PARCEL OF LAND CONSTITUTING A PORTION OF MILL RIVER STREET TO STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

| | <u>GENERAL</u> | <u>SPECIAL</u> | <u>BOND</u> | <u>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</u> |
|-------------------------|----------------|----------------|-------------|--|
| A. Personnel | | | | |
| 1. Initial start up | N/A | N/A | | |
| 2. One-time | N/A | N/A | | |
| 3. Annual | N/A | N/A | | |
| B. Non-personnel | | | | |
| 1. Initial start up | N/A | N/A | | |
| 2. One-time | N/A | N/A | | |
| 3. Annual | N/A | N/A | | |

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

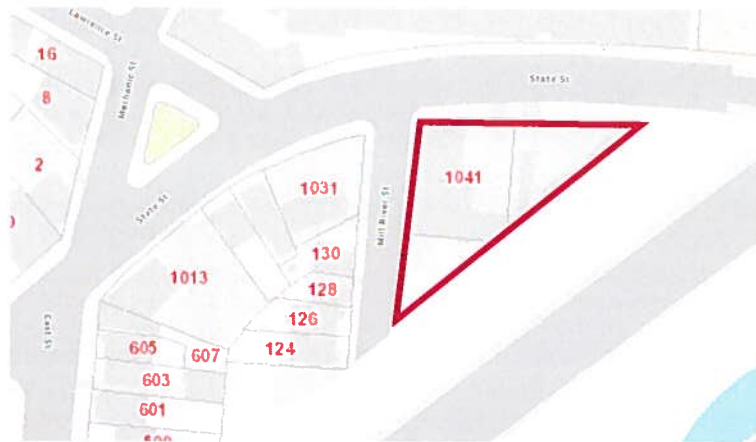
NO
 YES

- 1. One-time
- 2. Annual:
New Tax Revenue
TBD

Other Comments: the parcel will be part of a larger real estate development that is projected to bring in significant new tax revenue as well as provide a much larger economic impact overall.

Background

- Post Road Residential is proposing a new residential development at the corner of State Street and Mill River Street of between 60-70 units, essentially adding a second phase to the existing Corsair development across the street (Ward 9).
- The project requires some land assembly of four parcels. Post Road owns the vacant land (east of 1041 State Street in map below) at MBP 182-0804-01400 (5,635 s.f.). Bryan Smallman owns the building at 1041 State Street (9,936 s.f.). The City owns the vacant land (south of 1041 State Street in map below) at MBP 182-0804-1500 (2,614 s.f.). The State owns right of way along State Street and is in agreement to convey that piece in support of the development as well.
- Concerning the City's land, DOT sold it to the City for \$100.00 back in 1977 with the standard "For Highway Purposes only" restriction. The restriction precludes our ability to bring to the Board of Alders a sale of the City's land to Post Road.

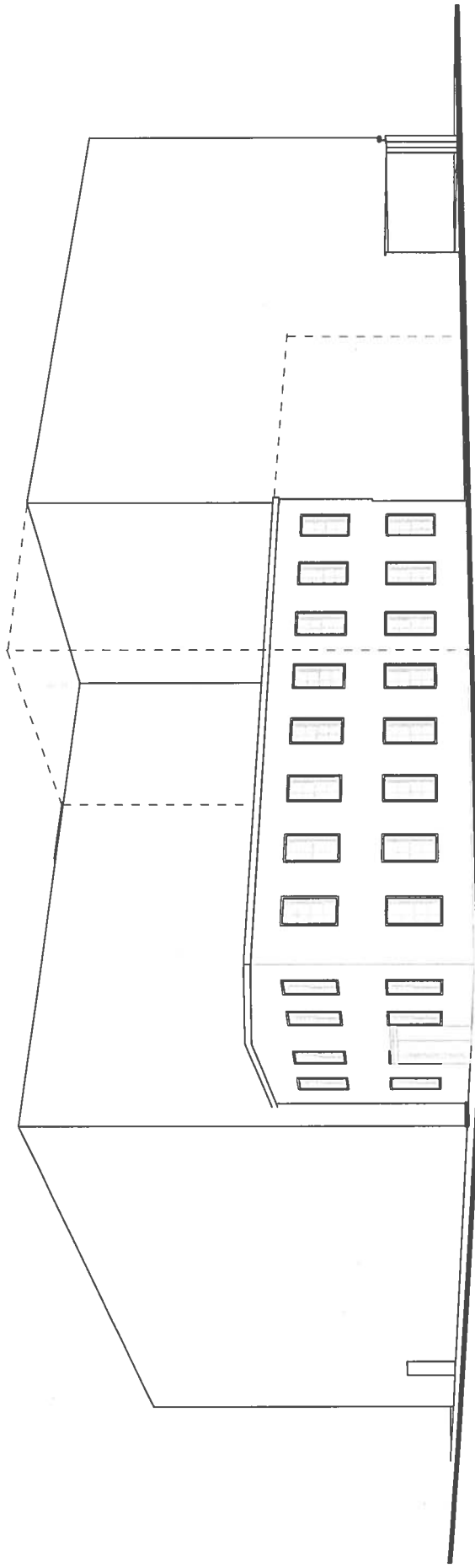


Key Issues

- Process. Because of the "highway purposes" restriction, the proposal is to allow the DOT to take back the property (MBP 182-0804-1500). The BOA would need to approve an order which states clearly that the City is not using the parcel for highway purposes.
- Affordable Housing. This second phase will be a Class B private market rate project as opposed to Class A for the initial Corsair development. This means rents will be below current market rates for many new apartments in New Haven as well as lower than rents in the first phase. Nonetheless, Post Road has been made aware of the City's interest in inclusionary zoning and indicated that four deeply affordable inclusionary units (two at 30% AMI and two at 50% AMI) can be included in the development.
- Tax Revenue. Based on developer's pro forma the proposed project will pay roughly 10x more than the current tax revenue on the properties and the overall economic impact will be much larger.
- Alder Decker has been briefed regularly as well as ERCMT.

Additional Information

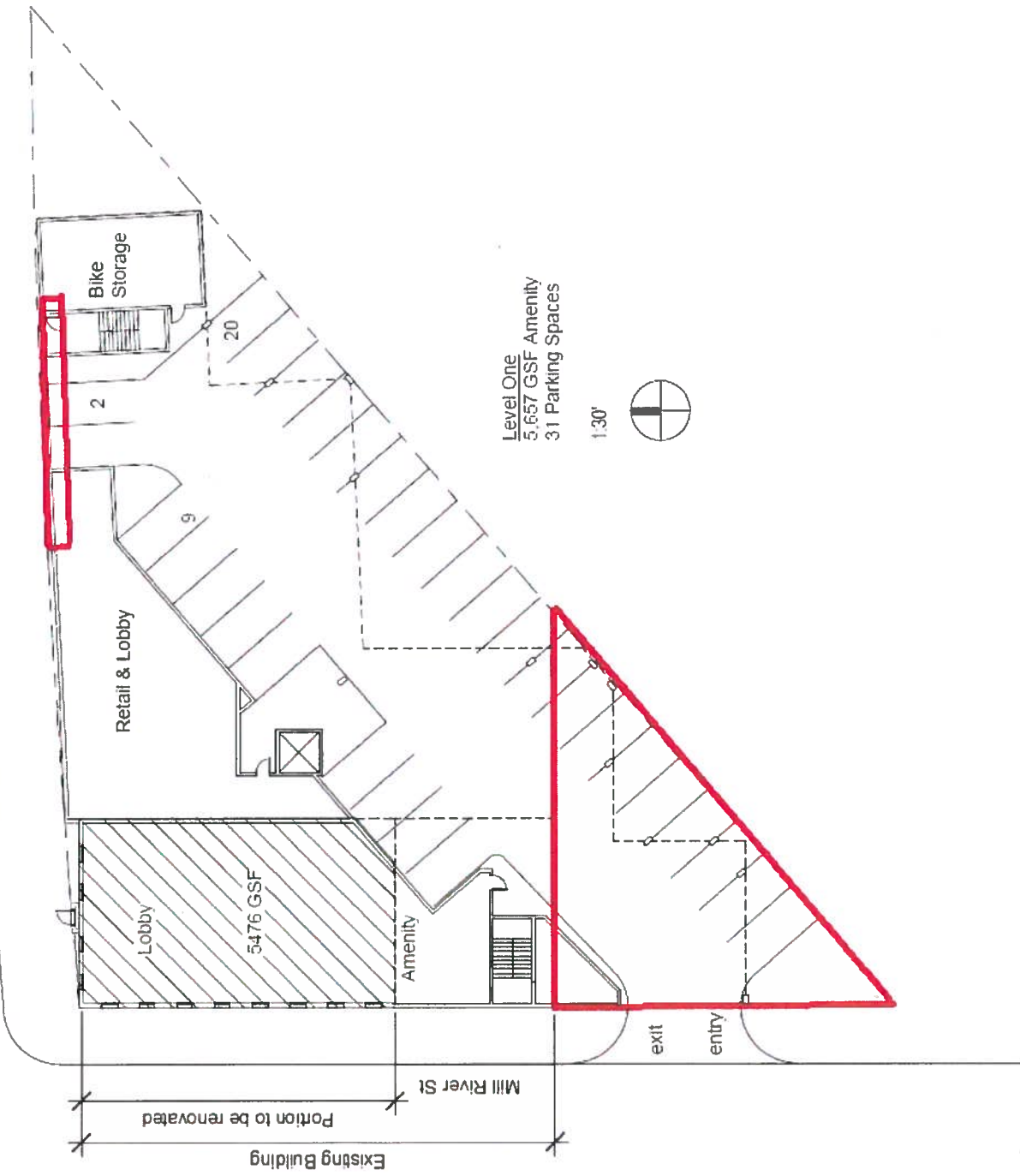
- See New Haven Independent article for additional background and initial community outreach, https://www.newhavenindependent.org/index.php/archives/entry/corsair_addition_state_street/
- Concept diagrams attached (see next page)



1041 State Street, New Haven, CT
Option 2 - Renovate Building
4 Levels over 1 Amenity/Parking

78 Units (81 with optional 1BD x3)
31 Parking Spaces

State Street



Existing Building
Portion to be renovated

Mill River St

Lobby
5476 GSF
Amenity

Retail & Lobby

2

9

20

Bike Storage

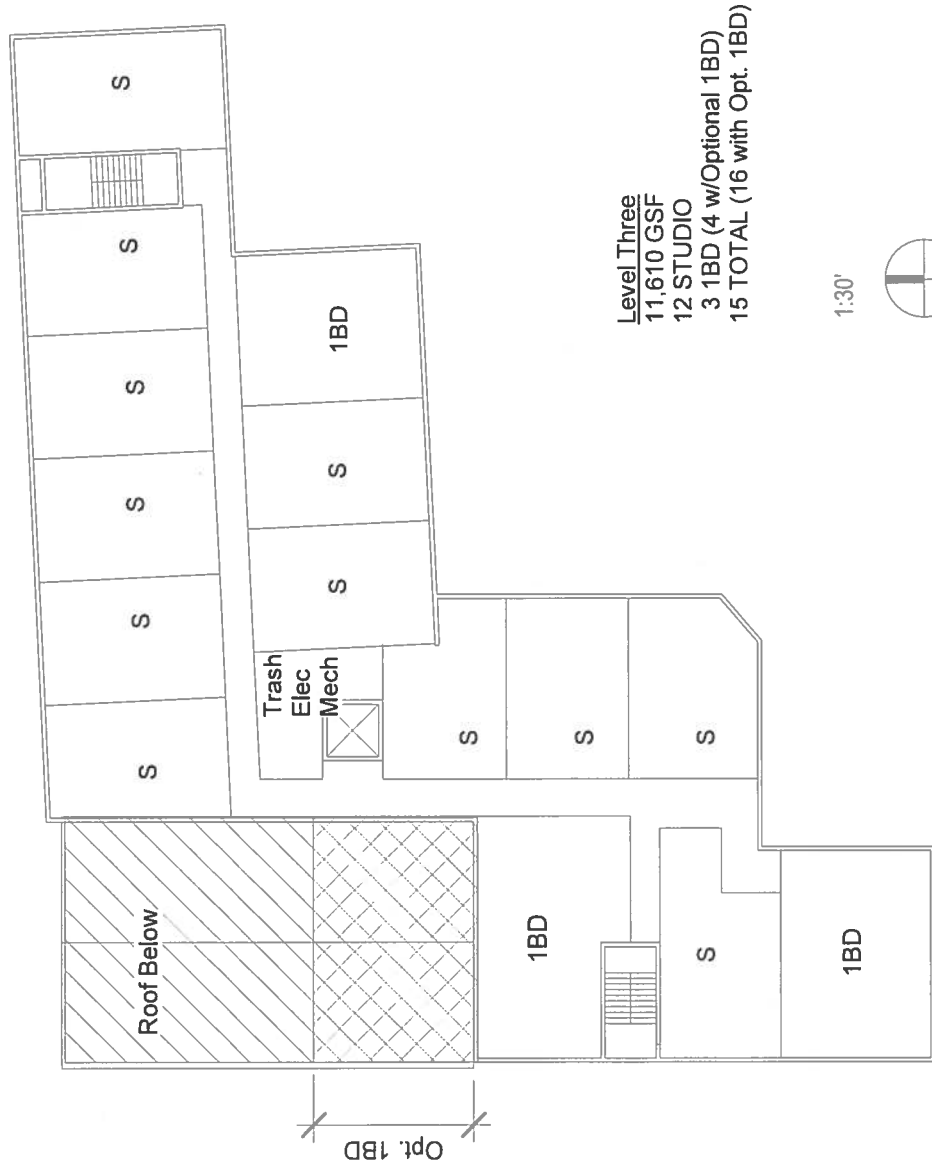
Level One
5,657 GSF Amenity
31 Parking Spaces

1:30'



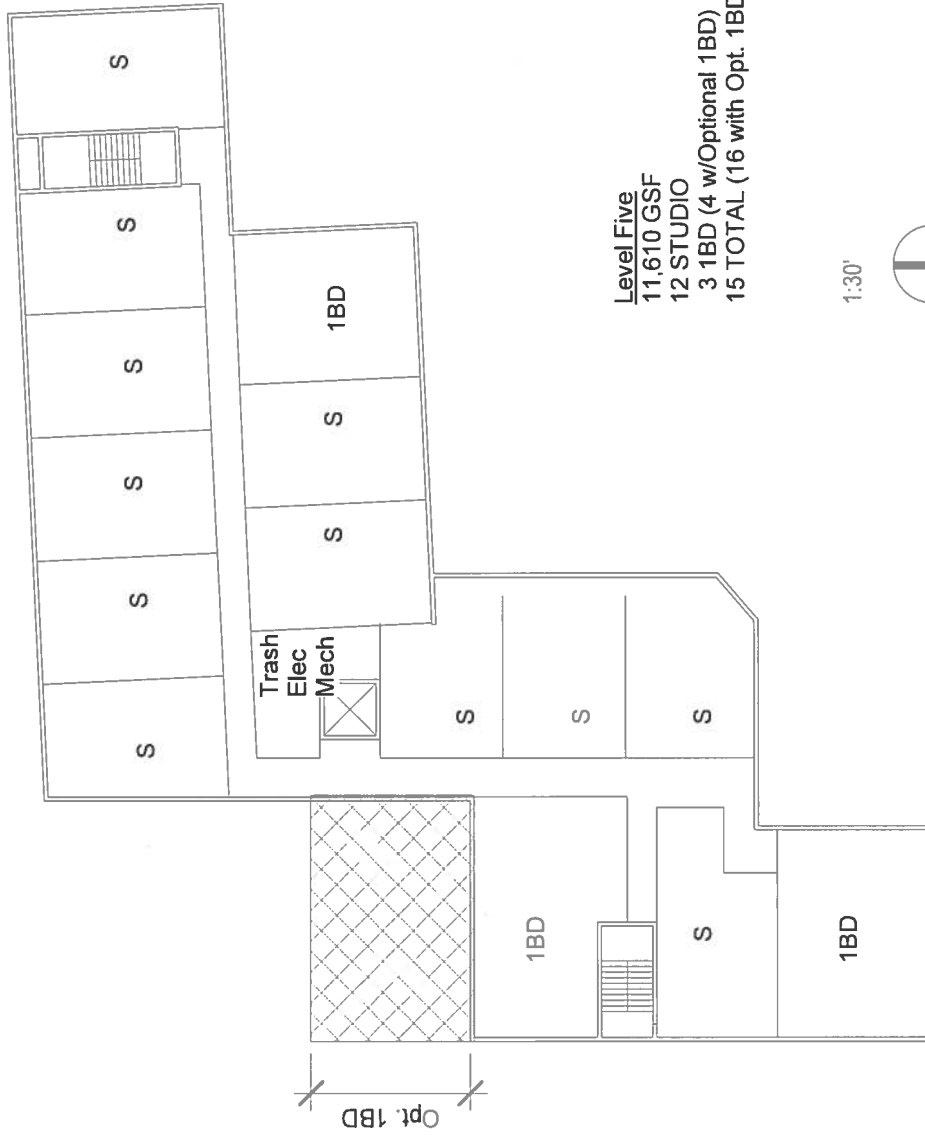
exit

entry



Level Three
 11,610 GSF
 12 STUDIO
 3 1BD (4 w/Optional 1BD)
 15 TOTAL (16 with Opt. 1BD)

1:30' 



Level Five
 11,610 GSF
 12 STUDIO
 3 1BD (4 w/Optional 1BD)
 15 TOTAL (16 with Opt. 1BD)

1:30'



2843

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That the State of Connecticut, Department of Transportation, James F. Shugrue, Commissioner, under authority granted by Section 13a-80 of the General Statutes of Connecticut as revised, and with the advice and consent of the Commissioner of Finance and Control of the State of Connecticut and the State Properties Review Board, for the consideration of One Hundred and 00/100 Dollars (\$100.00) received to its full satisfaction of the City of New Haven, a municipal corporation existing under the laws of the State of Connecticut and having its territorial limits within the County of New Haven and State of Connecticut, does remise, release and forever Quit-Claim for Highway Purposes only, unto the said City of New Haven, its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as it, the said Releasor, has or ought to have in or to that certain triangular parcel of land situated in the City of New Haven, County of New Haven and State of Connecticut, on the northwesterly side of Interstate Route 91, at Mill River Street, containing 0.06 of an acre, more or less, bounded and described as follows:

- NORTHERLY - by land now or formerly of Phillip Sweedler, 76 feet, more or less;
- SOUTHEASTERLY - by the northwesterly non-access highway line of Interstate Route 91, 102 feet, more or less;
- WESTERLY - by Mill River Street, 70 feet, more or less.

The above-described land comprises a portion of the premises acquired by the State of Connecticut from the Eastern Elevator Company, Inc. by a Certificate of Condemnation recorded in Volume 2127 at Page 327 of the New Haven Land Records.

The above-described premises are conveyed subject to such rights and easements as may appear of record and to any state of facts which an inspection of the premises may show.

All rights of Ingress and Egress are specifically denied, directly to and from Interstate Route 91, from and to the land herein conveyed.

For a more particular description of the above-described premises, reference is made to a map to be filed in the New Haven Town Clerk's Office, entitled: "Town Of New Haven, Map Showing Land To Be Released To The City Of New Haven by The State Of Connecticut, Interstate Route 91, Scale 1"=40', November 1976, Karl F. Crawford, Deputy Transportation Commissioner, Bureau Of Highways, Town No. 92, Project No. 92-110, Serial No. 118A, Sheet 1 of One Sheet."

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said City of New Haven, its successors and assigns forever, so that neither it, the said Releasor, nor its successors, nor any other person or persons under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it is and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the State of Connecticut, Department of Transportation, acting herein by Karl F. Crawford, Chief Engineer, Bureau Of Highways, duly authorized, has caused its seal to be hereunto affixed and this instrument to be executed in its behalf this 11th day of January A.D. 1977.

Signed, Sealed and Delivered in the presence of STATE OF CONNECTICUT Department of Transportation James F. Shugrue, Commissioner

CATHERINE A. GORZKOWSKI By Karl F. Crawford (L.S.) Chief Engineer Bureau Of Highways Department of Transportation BEATRICE B. SNYDER

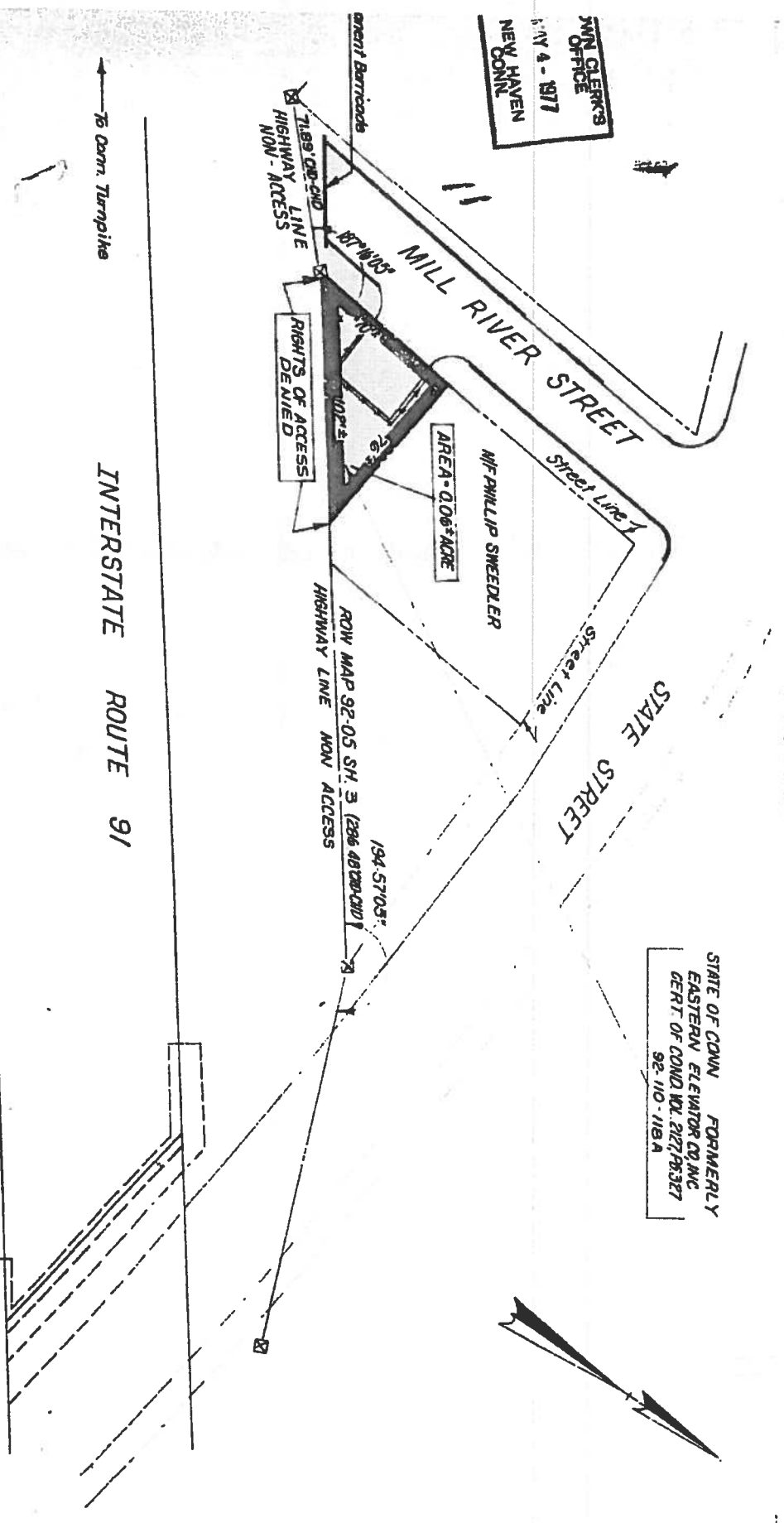
STATE OF CONNECTICUT } ss: Wethersfield COUNTY OF HARTFORD }

The foregoing Instrument was acknowledged before me this 11th day of January A.D. 1977, by Karl F. Crawford, Chief Engineer, Bureau Of Highways, Department of Transportation of the State of Connecticut.

My Commission Expires Notary Public

CATHERINE A. GORZKOWSKI NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 31, 1977

MINI CLERKS
OFFICE
NOV 4 - 1971
NEW HAVEN
NEW CONN.



STATE OF CONN. FORMERLY
EASTERN ELEVATOR CO INC
CERT OF COND NO. 2127/83327
92-110-118A

16 Conn. Turnpike

INTERSTATE ROUTE 91

| DATE | REVISION | REV. BY |
|------|----------|---------|
| | | |
| | | |
| | | |

I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

James H. ...
TITLE TRANSPORTATION SENIOR ENGINEERS

TOWN NO. 92
PROJECT NO. 92-110
SERIAL NO. 118A
SHEET 1 OF 1

DATE NOVEMBER 15, 1976

TOWN OF NEW HAVEN
MAP SHOWING LAND TO BE RELEASED TO
THE CITY OF NEW HAVEN
BY
THE STATE OF CONNECTICUT
INTERSTATE ROUTE 91

SCALE 1" = 40'
KARL F. CRAWFORD
DEPUTY TRANSPORTATION COMMISSIONER - BUREAU OF HIGHWAYS
NOVEMBER 1976

ROW MAP 92-05 SH. 3

Date
Date
Date

THIS MAP CONFORMS TO CLASS D OF CODE OF CONNECTICUT TECHNICAL COUNCIL, INC.





