



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2465

June 4, 2021

The Honorable Justin Elicker
Mayor
City of New Haven
165 Church Street, 2nd Floor
New Haven, Connecticut 06510

Dear Mayor Elicker:

Subject: State Property – 424 Chapel Street, New Haven
File No. 92-531-3A

Please be advised that the Department of Transportation (Department) has received final approval to sell the subject property in accordance with Section 3-14b of the Connecticut General Statutes and is now ready to close. Please be advised that according to the above referenced statute the City of New Haven is required to purchase the property within 60 days of notification of interest to the Department. Should the City fail to close on the property by June 23, 2021, the property will be awarded to the high bidder.

Enclosed is a copy of the executed deed, copy of the release map and closing report for your signature. The amount due at closing, in the form of a **bank check** made payable to “**Treasurer, State of Connecticut**”, is \$2,101,000.00.

It should be noted that based upon the historic property use, the subject property appears to meet the definition of an Establishment. The property has been listed “as-is” which includes any environmental liabilities for the property as outlined in the report prepared for the property entitled “Phase I – Environmental Site Assessment, 424 Chapel Street, New Haven, Connecticut,” dated April 28, 2016, as referenced in Section 7.1. (report enclosed). The purchaser of the property, City of New Haven, will be the Certifying Party in any Connecticut Transfer Act filings with the Connecticut Department of Energy & Environmental Protection.

The City of New Haven will need to make a legal determination if the parcel is subject to the Transfer Act and if so, will need to complete the subsequent paperwork. The Department will require a copy of the legal determination or will otherwise sign as the Transferor on the applicable Property Transfer Form.

Please contact me at your earliest convenience so that we may arrange a time for closing. In the interim, should you have any questions, please contact me.

Sincerely,

Christie A. LaBella
Property Agent 2
Property Management Section
Division of Rights of Way

Enclosures

cc: Mr. Carlos Eyzaguirre, City of New Haven
Mr. Michael Piscitelli, City of New Haven