



Justin Elicker
Mayor

ENGINEERING DEPARTMENT

City of New Haven
200 Orange Street, Rm 503
New Haven, CT 06510
www.newhavenct.gov



Giovanni Zinn, P.E.
City Engineer

June 18, 2021

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

Re: **Conveyance of 424 Chapel Street from the State of Connecticut to the City of New Haven**

Dear Honorable Tyisha Walker Myers:

The City of New Haven has the opportunity to purchase the former State of Connecticut Department of Transportation's District 3A offices now that the I-95 Corridor project has been completed, located at 424 Chapel St.

The State of Connecticut Department of Transportation conducted a Request for Proposals for the subject property. This process yielded a high bidder offering \$2,101,000. Per Section 3-14b of the Connecticut General Statutes, the municipality in which the property is located has the right to purchase the property at this price, with a 60 day window after indicating interest. The end of this period is June 23, 2021. The Department of Transportation provided the City with the closing documents only on June 4, 2021, and the City immediately requested an extension given that the timeline was incompatible with normal processes of the City. CT DOT staff suggested that the City submit a letter to the Commissioner requesting an extension, and the City believed in good faith that by following this instruction there would be ample time for normal City processes. However, this week the CT DOT indicated that they may not be able to provide an extension and that the June 23, 2021 closing date is still in effect.

The property consists of a 58,481ft² building, consisting of office, garage, and warehouse space on two floors. The property also has a parking lot abutting against the highway interchange. The building is in generally good condition, has been continually maintained by the State of Connecticut, and can be quickly occupied by City operations without major renovation. The large garage space in the back would be very well suited for the Vehicle Maintenance Garage of the Parks and Public Works Department. The rest of the building would be suitable for housing other City activities, with an emphasis of moving operations out of rented spaces such as the Health Department. The State of Connecticut has provided the City with a Phase 1 Environmental Site Assessment and other environmental documentation, none of which indicates any particular areas of concern beyond what would be expected for an existing commercial building in an urban setting.

The building purchase of 424 Chapel Street facility would be paid for from funds authorized by the Board of Alders in the fiscal year 2018-19 Capital budget allocation (1941 Facility Upgrades Repairs and Modification \$10,000,000 City) for the repair/replacement of the Public Works Vehicle Maintenance Garage. Due to the existing configuration and suitability of the garage portion of 424



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Chapel St, this represents a much faster and more economical approach to fulfill the need for a new vehicle maintenance facility for Parks and Public Works. The ability to possibly house other City operations is a plus, however the purchase of this building makes financial sense even purely for the vehicle maintenance activities.

Therefore, I write to respectfully request the Honorable Board of Alders to authorize the Mayor to purchase the property, as set forth in the proposed Order.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 203-946-8105.

Respectfully submitted,

Giovanni Zinn, PE
City Engineer

mf

c: Sean Matteson, Chief of Staff
Rebecca Bombero, Chief Administrators Office
Michael Pinto, Office of the Corporation Counsel
Michael Piscitelli/Carlos Eyzaguirre/John Ward, Economic Development Administration
Jeff Pescosolido/William Carone, Parks & Public Works Department