

Prepared Testimony of the City of New Haven
Respectfully submitted to the Committee on Finance, Revenue and
Bonding
Public Hearing of March 22, 2010

City of New Haven
Mayor John DeStefano, Jr.
Mayor

SB 25 (Governors Bill No. 25) An Act Authorizing and Adjusting Bonds for the State for Capital Improvements, Transportation and Other Purposes.

Senator Daily, Representatives Staples and members of the Committee, my name is Tony Bialecki and I am the Director of the Office of Economic Development for the City of New Haven. I appear before you on behalf of Mayor John DeStefano, Jr., urging your support for funds previously appropriated by the General Assembly to New Haven for economic development.

A balance of \$5,833,000 remains from the original authorization identified in this Bill under Sec.40 as a Grant-in-aid to the City for various uses including improvements to downtown and a biotechnology corridor within the City. These funds are needed now to assist in the city's top development project known as 100 College Street – a project that could be under construction this year. As many of you know the City, the State Department of Transportation and the State Dept of Economic and Community Development have been working on a project we are calling the Downtown Crossing which when complete involves the abandonment of the end of RT34 Connector terminating at the Air Rights Garage allowing for the development of 10 acres of land estimated to create 3,216 jobs and \$308 million in economic output in addition to new state sales and income tax. The balance of funding left in this original authorization would be used towards site and infrastructure improvements in part to accommodate realigning RT34 traffic.

Last year the General Assembly approved the conveyance of a portion of this section of RT34 for Parcel D to build 100 College Street.

100 College Street is a 400,000 square foot office and laboratory facility with ground floor retail and a 900 car garage being developed by Winstanley Enterprises estimated to cost between \$120-160 million dollars. This is a shovel ready project, planning and design are well underway and the developer has tenants who want to locate in this facility. Immediately this development would provide an estimated 1,263 construction jobs over the next two years. In a State that has seen 25% unemployment in the construction trades this is a critically important project. We have been fortunate in New Haven over the last several years to have kept construction workers and companies busy with some of the largest construction projects in decades – we all have a responsibility to these workers and their families to keep them working.

This project though provides more than interim construction jobs – based on updated economic analysis this new facility will create 960 good new jobs,

millions in new sales and income tax for the state and desperately needed new property taxes for the City of New Haven. Winstanley Enterprises, owns and manages over one million square feet of office and laboratory facilities throughout the State of Connecticut. They are just completing a major renovation of two buildings in Science Park in New Haven and a new parking garage all with new tenants. I urge the Committee to allow the balance of these funds to be directed towards the 100 College Street development so this project may get under construction this year.