



**UNION STATION
PARTNERSHIP**
NEW HAVEN

**AGENDA
NEW HAVEN UNION STATION PARTNERSHIP
OPERATIONS COMMITTEE
MEETING**

January 22, 2024

1:00 PM

***This will be a Hybrid Meeting Held via Zoom
and in person at NHPA's office at 232 George Street***

Dear Operations Committee Members:

You are invited to a Zoom webinar

Topic: OPERATIONS COMMITTEE MEETING

Time: January 22, 2024 at 1:00 PM Eastern Time (US and Canada)

<https://us06web.zoom.us/j/94312621748?pwd=UnhvUTQxVINmeUZNRWMyenFPMIMxUT09>

Topic: Union Station Partnership / Operations Committee

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

Meeting ID: 943 1262 1748

Passcode: 906094

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+1 253 215 8782 US (Tacoma)

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Passcode: 906094

Find your local number: <https://us06web.zoom.us/u/kejRC7d3CX>

I. CALL TO ORDER

II. PUBLIC COMMENT

Please notify Fortunata Houde (fhoude@nhparking.com) in advance if you have a desire to speak during the Public Comment section or on a specific agenda item.

Please Note: This will be a remote meeting. Any member of the public may request, in writing, a physical location and any electronic equipment necessary to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the same opportunities to provide comment or otherwise participate in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment, the committee is not required to adjourn or postpone the meeting. Access can be from anywhere by an electronic device that has Zoom program at the address provided above in the Agenda Notice or by phone at the number set forth above in the Agenda Notice.

III. APPROVAL OF THE MINUTES

-Approval of Minutes from the December 18, 2023 Operations Committee Meeting

IV. APPROVAL OF MOTIONS OF THE OPERATIONS COMMITTEE

- A. To Approve the Brokerage Manager to Release the Real Estate Support Services RFP**
- B. To Approve the Capital Agreement between the City of New Haven and Connecticut Department of Transportation**
- C. To Enter into a Professional Services Agreement with On-Call Environmental Consultant Tighe & Bond, Inc. to Conduct a Hazardous Building Material Assessment for Selected Demolition and Abatement of Portions of the 4th Floor and 3rd Floor West at Union Station Building, NHPA Project #23-051A, Part of the Enabling Project – Phase 1, and 2) to Carry Out Selected Demolition and Abatement in these Areas to Remove Old Floor Coverings, Wall Coverings (such as old wall paper), Wallboard Trim, Ceiling Tiles, Selected Walls, and Similar Features via a Purchase Order Supplement to Existing Contract with Consolidated Electric, Inc. in an Amount not to Exceed \$75,000.**

V. MONTHLY REPORTS

- Operations**
- Finance**
- Engineering**

VI. LEASING AND TENANT UPDATES

- Rail Providers giving space needs to USP Brokerage Manager
 - Amtrak: October 17th
 - Metro-North: TBD
 - TASI: Walked property September 12th
- New Haven Parking Authority's New Lease for 2nd Floor (East)
 - Lease template is ready for OC review and action
- Peter Pan Bus Line – interested in bus berths
 - USP Brokerage Manager met with representatives
- Month-to-Month agreements in place for all leaseholds in station

VII. NEW BUSINESS

- Update the OC on the Recent Urban Act Award to USTC
- Updated Code of Conduct –
 - Updated signage installed 12/14/2023
 - Reserved seating area installed 12/11/2023
- OC Approved Actions – EOP Documentation Process
 - 2022 and 2023 documents are ready for electronic signature
- Union Station Campus Zoning: Transit Oriented Community Zone
 - November 30th successful public meeting held at Canal Dock Boathouse
 - December 20th City Plan Commission public hearing held
- BOA Legislation Committee Date TBD
- Update on RFP for East/West Lot

VIII. OLD BUSINESS

- Press Opportunities: Zoning, State of Good Repair, and Phase 1 Design
- Livery/M7 Agreement with TGI for service at SSS Utilizing Prior Limits of Liability

IX. EXECUTIVE SESSION

- Not anticipated to be utilized

X. ADJOURNMENT & CAMPUS TOUR (FOLLOWING)