



City of New Haven

165 Church Street New
Haven CT 06510

Meeting Minutes Joint Community Development/Tax Abatement

Wednesday, April 17, 2024

7:00 PM

Board of Alders Chamber

Meeting can be viewed on Board of Alders YouTube.

[Board of Alders- New Haven Notice] The Joint Community Development-Tax Abatement Committee will meet in-person at 7:00 PM on Wednesday, April 17, 2024 in the Board of Alders Chamber located at 165 Church Street New Haven, 2nd Floor, to hear and act upon the following:

This item is on file and available for public inspection in the Office of Legislative Services. 165 Church Street, New Haven. Per order: Hon. Carmen Rodriguez and Hon. Jose Crespo, Co-Chairs: Attest: Hon. Michael Smart, City Clerk.

If you need an accessibility related accommodation, please contact (203) 946 - 7651 (voice) or (203) 946-8582 (TTY). In accordance with the City of New Haven Covid-19 guidelines, masks are now optional.

Public may send comments to publictestimony@newhavenct.gov.

[LM-2024-0275](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (i) CLASSIFYING THE 10 LIBERTY PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE 10 LIBERTY PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH 10 LIBERTY OWNERS LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

Attachments: [0 - CHECKLIST - 1253587 10 Liberty LISHTA.doc](#)
[1 - BOA COVER LTR - 1255462 10 Liberty St LISHTA - Unsigned.docx](#)
[2 - ORDER - 1253663 10 Liberty LISHTA .docx](#)
[3 - PNF - 1253586 10 Liberty St LISHTA.doc](#)
[4 - FIS - 1255395 10 Liberty St LISHTA.docx](#)
[5a - SUPP DOC - 1255891 Final Narrative .pdf](#)
[5a - SUPP DOC - 1255891 Final Narrative .docx](#)
[5b - SUPP DOC - 1257024-Letter to Albert Lucas re LISHTA.PDF](#)
[5C - SUPP DOC - Updated Final 10 Liberty Owners LISHTA Application.PDF](#)

This Order was Favorable Report to the Board of Alders

Meeting Minutes

Alder C. Rodriguez, Co-Chair called the meeting to order at 7:02 p.m., April 17, in the Aldermanic Chamber, 165 Church Street, New Haven. Present were Aids. C. Rodriguez, Crespo, Miller, Marx, Douglass, DeCola, Wingate, Redente, and Mabery-Niblack. Also in attendance was Alder Furlow.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (i) CLASSIFYING THE 10 LIBERTY PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE 10 LIBERTY PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH 10 LIBERTY OWNERS LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8 215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28 4.

Rosenburg, Economic Development Officer, Carolyn Kone, Jon Cortell, and John Bainlardi, of Brenner, Saltzman & Wallman, LLP, representing the developers, came before the committee.

Ms. Kone spoke of the project, followed by Mr. Cortell.

Alder Mabery-Niblack how many different types of bedrooms were in the project. Ms. Kone answered this question.

Alder Miller asked who would be managing the building after the construction was completed. Mr. Bainlardi explained who would be doing that.

Alder Crespo spoke to the committee, and the developers, concerning the LISHTA

Alder Douglass asked what issues they were facing that needed the grant money. Mr. Piscitelli answered this question.

There were no further questions from the committee.

Alder C. Rodriguez asked three times if anyone from the public wished to testify on this

matter. No one came forward.

At 7:25 PM, on a motion by Wingate, seconded by DeCola, to close the public portion of the meeting. The committee voted unanimously in favor of the motion.

Committee Action:

1. Alder DeCola, seconded by Wingate, to move the item favorably. Alder DeCola, seconded by Douglass, made a motion to amend the item by changing the tax amount from \$400 to \$450 per month. The committee voted to approve this amendment. Alder DeCola, seconded by Wingate moved to approve the amended order. Alders who spoke in favor of this item were Alders C. Rodriguez, Mabery-Niblack, Wingate. The committee voted, by voice vote, to approve the tax abatement for 10 Liberty Street.

At 7:33 PM, on a motion by Wingate, seconded by Redente, the Committee voted to close the meeting.

The meeting was recorded. The recording is filed and may be inspected at Legislative Services. The meeting was also recorded and can be seen on Board of Alders Youtube.

Respectfully submitted,

Donald A. Hayden, Fiscal Analyst