



Town Green District

115 West Street, New Haven, CT 06510

May 11, 2026

Board of Alders

City of New Haven

165 Church Street

New Haven, CT 06510

Dear Honorable Ladies and Gentlemen,

On behalf of the Board of Commissioners of the Town Green Special Services District, I am pleased to present to you the District's accomplishments of the past year in the form of our 2025 Annual Report and the 2026/2027 annual operating budget. We request that the Board of Alders approve the Town Green Special Services District tax levy of 2.19 mills and request that the Board of Alders approve its Class D membership investment of \$200,000 to the District for fiscal year 2026-2027.

On March 25th, 2026 the Town Green Board of Commissioners voted to keep the mill rate flat at 2.19 mills. Our property owners approved the mill rate on April 19th, 2026 at our annual property owners meeting.

Among the many services Town Green currently provides to the City:

- Maintenance and beautification of public sites including: Temple Street Plaza, Pitkin Plaza, all downtown bus stops and the outer perimeter of the New Haven Green
- Supplemental cleaning and Ambassador services at all city-wide events occurring downtown. These events include all the parades, the International Festival of Arts and Ideas, etc.
- Hiring of Extra Duty NHPD to do a walking beat Thurs, Fri and Sat. evenings.
- Clean up and graffiti removal of all properties including the government owned properties within the district.
- Emergency snow removal in all downtown crosswalks and handicap ramps
- Since 2010 Town Green empties the sidewalk trash cans because Public Works could no longer staff this daily service. We went from collecting 35 trash bags to at least 100 trash bags per day. Since 2018, Town Green has invested close to \$500,000 on



Town Green District

Downtown, New Haven

the leasing and then purchase of 47 Big Belly Solar trash compactors to provide more efficient, better looking, rodent proof, trash disposal the district.

- District beautification and retail assistance: 18 large, colorful murals and public art displays.
- 80+ downtown events and activations led or assisted by Town Green District staff annually.

The District was authorized in 1996 by State and City ordinance. It is an independent, special tax benefit district that allows 300+ downtown property owners to tax themselves above and beyond what they pay to the City in taxes. Town Green was established to be the “go to organization” – to provide a voice for the downtown stakeholders and to act as a liaison with the City. The City of New Haven’s Mayor and Board of Alders established a “Class D” membership of the Board of Commissioners to assure that the City of New Haven was also committed and invested in downtown New Haven. This membership to the Town Green also allows the City to be represented on the Board of Town Green along with Yale University.

It is possibly as important now, as it was when the District was first started, for the City to show its support and investment in downtown by continuing its Class D membership. The City’s investment assists the District in completing its mission of providing cleaning, maintenance, beautification and security to the downtown district. Since, 1996, the Town Green District has been a solid investment in ensuring a clean, safe and inviting downtown.

Thank you for your consideration.

Sincerely,

Winfield S. Davis

Executive Director

Cc: Michael Piscitelli, EDA, City of New Haven

Town Green Special Services District
 FY 2026-2027 Annual Operating Budget

	2.19 Mills
	Adopted Operating Budget FY '26-'27
Revenue	
Assessments	\$ 1,875,205
Yale Voluntary PILOT 300 George	\$ 124,420
City	\$ 200,000
Other Revenues (non-assessment based)	\$ 204,000
Slow/non-payment contingency	\$ (56,256)
Total Revenue	\$ 2,347,369
Expenses	
Public Space Management (clean, safe, streetscape beautification)	\$ 1,197,140
Community Art & Improvements	\$ 89,600
Events & Communications (incl. www.infonewhaven.com)	\$ 177,810
Administration	\$ 773,517
Office Expenses	\$ 105,700
Total Expenses	\$ 2,343,767
Net Revenues (Expenditures)	\$ 3,602
Capital Projects Public Space Improvements	
Net Cash Flow	\$ 3,602

Forecast Net Assets '26/'27

	Total at 2.19 Mills
Total net position 6/30/2025	\$ 530,298
Less Net Revenue/Loss 6/30/26	\$ (34,436)
Beginning Balance 7/1/26	\$ 495,862
End Balance 6/30/2027	\$ 499,464
Board Designated Operating Reserve	\$ 500,000
Discretionary Reserve (shortfall)	\$ (536)