



City of New Haven

165 Church Street New
Haven CT 06510

Meeting Minutes Joint Community Development/Tax Abatement

Tuesday, March 25, 2025

6:30 PM

Board of Alders Chamber

Meeting can be viewed on Board of Alders YouTube.

Aldermanic Notice

The Joint Community Development Tax Abatement Committee will meet in person at 6:30 PM on Tuesday, March 25, 2025 in the Board of Alders Chamber located at 165 Church Street New Haven, 2nd Floor, to hear and act upon the following:

[LM-2024-0754](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REQUEST FROM PROPERTY TAX RESEARCH LLC SUBMITTING, ON BEHALF OF COMMUNITY PRESERVATION PARTNERS, AN APPLICATION FOR A TAX AGREEMENT PERTAINING TO THE REHABILITATION OF AFFORDABLE HOUSING AT BREWERY SQUARE, LOCATED AT 19 RIVER ROAD (PARCEL NUMBER: 8038).

Attachments: [BREWERY PILOT APPLICATION 12-13-2024](#)

This Resolution was Favorable Reportto the Board of Alders

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 a disability related accommodation, please call three business days in advance 203 946 7651 (voice) or 203 946 8582 (TTY).

Public comment/testimony may also be submitted via email to publictestimony@newhavenct.gov before 2:00 pm on the day of the meeting.

Meeting can be viewed on Board of Alders YouTube.

Meeting Minutes

Alder C. Rodriguez, Co-Chair called the meeting to order at 6:30 p.m., March 25, 2025, in the Aldermanic Chamber, 165 Church Street, New Haven. Present were Aids. C. Rodrigue, Crespo, Douglass, DeCola, Wingate, Miller, Marx, Morant, Redente, and Mabery-Niblack.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REQUEST FROM PROPERTY TAX RESEARCH LLC SUBMITTING, ON BEHALF OF COMMUNITY PRESERVATION PARTNERS, AN APPLICATION FOR A TAX AGREEMENT PERTAINING TO THE REHABILITATION OF AFFORDABLE HOUSING AT BREWERY SQUARE, LOCATED AT 19 RIVER ROAD (PARCEL NUMBER: 8038).

Barry Cunningham, from Property Tax Research, LLC, and Mark Wilson, Manager Neighborhood & Development, came before the joint committee. Mr. Cunningham explained his request.

Alder Miller asked how they were going to maintain the property. Mr. Cunningham explained.

Alder Miller asked how they were going to maintain the historic designation of the buildings. Mr. Cunningham explained.

Alder Marx asked for a breakdown of how the units were to be low income. Mr. Cunningham explained this.

Alder Crespo asked when the closing on the property was to be done. Mr. Cunningham said that he hoped that it would be soon.

There were no further questions from the committee.

Alder Crespo asked three times if anyone from the public wished to testify on this matter. No one came forward.

At 6:50 PM, on a motion by DeCola, seconded by Wingate, 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. The committee voted, by voice vote, to approve the request for a tax abatement agreement.

At 6:54 PM, on a motion by DeCola, seconded by Wingate, 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 at <https://newhavenct.zoom.us/rec/share/L2cIXTMjW6OSMx1kA3KYdVUI6hdUqdaXB2BKjWv3FvUAkuFU1XBfmKz7Rd8sXiP0.koj2v-let3Jjlc33>
Passcode: a2@A8s0g

Respectfully submitted,

Donald A. Hayden, Fiscal Analyst