



City of New Haven

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Meeting Minutes Tax Abatement Committee

Tuesday, November 23, 2021

7:30 PM

Via Teleconference

Aldermanic Notice New Haven

The Tax Abatement Committee will hold a public hearing on Tuesday, November 23, 2021 at 7:30 P.M, via video conference. Meeting can be viewed at <https://bit.ly/3wTVQij> or joined by telephone at (312) 626- 6799 or (301) 715-8592 and enter Webinar ID: 936 0756 7631 and add phone/voice only pass code: 4899714391.

1. [LM-2021-0385](#) LEAVE TO WITHDRAW ORDER CONCERNING REAL PROPERTY TAXES OF WILLIAM JACKSON ON MOTOR VEHICLE TAX ACCOUNTS 76454 AND 75158.

Attachments: [Jackson Info and Bill](#)

This Order was Given Leave To Withdraw to the Board of Alders

2. [LM-2021-0392](#) LEAVE TO WITHDRAW ORDER CONCERNING REAL PROPERTY TAXES OF TAMIKA FLOWERS ON HER MOTOR VEHICLE TAX ACCOUNT NUMBERS 953874, 67320, AND 67778.

Attachments: [Flowers Information](#)
[Flowers DMV Letter](#)
[Flowers Police Report](#)

This Order was Given Leave To Withdraw to the Board of Alders

3. [LM-2021-0484](#) ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM HELEN FREEMAN ON HER RESIDENCE FOR GRAND LISTS OF 2017, 2018, 2019, and 2020.

This Order was Favorable Report to the Board of Alders

4. [LM-2021-0307](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING BEACON COMMUNITIES LLC, TAX ABATEMENT FOR THE MIXED-INCOME, MIXED-USE AFFORDABLE DEVELOPMENT AT STATE & CHAPEL STREET, NEW HAVEN, CONNECTICUT.

This Order was Favorable Report to the Board of Alders

5. [LM-2021-0149](#) ORDER GRANTING LEAVE TO WITHDRAW TO THE COMMUNICATION ON BEHALF OF COMMUNITY PRESERVATION PARTNERS DBA FAIRBANKS COMMUNITY PARTNERS LP AN APPLICATION FOR A TAX AGREEMENT REGARDING ITS 100% AFFORDABLE HOUSING REHABILITATION AT 355 FERRY STREET.

Attachments: [LM-2021-0149](#)

This Order was Favorable Reportto the Board of Alders

FOR COMMITTEE ACTION ONLY:

6. [LM-2021-0394](#) ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM ALDORA NELSON ON HER RESIDENCE GRAND LISTS OF 2019 AND 2020.

This Order was Favorable Reportto the Board of Alders

7. [LM-2021-0440](#) ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM JOANNE SOCKWELL ON HER, GRAND LIST OF 2020.

This Order was Favorable Reportto the Board of Alders

8. [LM-2021-0468](#) ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM DEBROAH DORSI HER RESIDENCE GRAND LIST OF 2020.

This Order was Favorable Reportto the Board of Alders

These items are on file and available in the Office of the City Clerk, 200 Orange Street, Room 202, New Haven. Per order: Hon. Jose Crespo, Chair; attest: Hon. Michael B. 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 may send public comment to publictestimony@newhavenct.gov, or join the meeting via video conference. Meeting can be viewed at <https://bit.ly/3wTVQij> or joined by telephone at (312) 626- 6799 or (301) 715-8592 and enter Webinar ID: 936 0756 7631 and add phone/voice only pass code: 4899714391.

Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present, however 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.

Meeting Minutes

Alder Crespo called the meeting to order at 9:32 p.m., November 23, 2021 via webinar. Present were Alds. Crespo, Santiago, Douglass. Roth, Ortiz, Edwards, and Singh. Also, in attendance were Alds Festa, Furlow, and C. Rodriguez.

1. ORDER CONCERNING REAL PROPERTY TAXES OF WILLIAM JACKSON ON HIS MOTOR VEHICLE TAX ACCOUNT NUMBERS 76454 AND 75158.

2. ORDER CONCERNING REAL PROPERTY TAXES OF TAMIKA FLOWERS ON HER MOTOR VEHICLE TAX ACCOUNT NUMBERS 935874, 67320, AND 67778.

Alder Crespo asked if there was anyone present for item 1 and 2. Donald Hayden, Committee staff, told him that they never responded to the notification for the meeting, and this was the third time they had been on the agenda.

3. ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM HELEN FREEMAN ON HER RESIDENCE GRAND LISTS OF 2017 THROUGH 2020.

Jerry Pagter, legal representative for Mrs. Freeman spoke to the committee concerning the request.

No questions were asked.

4. FROM BEACON COMMUNITIES SERVICES LLC SUBMITTING AN ORDER CONCERNING AN APPLICATION FOR TAX ABATEMENT FOR THE MIXED INCOME, MIXED USE AFFORDABLE DEVELOPMENT PROPOSED AT STATE & CHAPEL STREET IN NEW HAVEN, CONNECTICUT.

Dara Kovel, Leann Hanfield, and Ben Phillips, from Beacon Communities, and Michael Piscitelli, Economic Development Administrator came before the committee. Ms. Kovel spoke to the committee about the requested tax abatement followed by Ms. Hanfield.

Alder Santiago asked if there was a 3% annual increase to the payments. Ms. Kovel said there was.

Alder Roth asked if they were getting \$2.5 million dollars from the city. Ms. Kovel said that they had applied to the state for this money.

Alder Roth asked if they were going to accept Sec 8 funded people. Ms. Kovel said that they were not.

No further questions were asked.

Alder Crespo asked three times if there was anyone from the public who wished to testify. No one came forward.

5. FROM CLARUS GLOBAL ALLIANCE SUBMITTING ON BEHALF OF COMMUNITY PRESERVATION PARTNERS DBA FAIRBANKS COMMUNITY PARTNERS LP AN APPLICATION FOR A TAX AGREEMENT REGARDING ITS 100% AFFORDABLE HOUSING REHABILITATION AT 355 FERRY STREET.

Barry Cunningham (Consultant), Seth Gilles and John Frasier, from Fairbanks Community Partners, came before the committee. They each took a turn speaking to the committee about the project.

Alder Roth asked if they could raise the rent by taking Sec 8 funded families. Mr. Frasier answered the question.

No further questions were asked.

Alder Crespo asked three times if there was anyone from the public who wished to testify. No one came forward.

Alder Crespo told the committee that items 6, 7, and 8 were for committee action only because these were repeat request for tax abatements and they still met the requirements.

6. ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM ALDORA NELSON ON HER RESIDENCE GRAND LISTS OF 2019 AND 2020.

7. ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM JOANNE SOCKWELL ON HER RESIDENCE GRAND LIST OF 2020.

8. ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM DEBORAH DORSI ON HER RESIDENCE GRAND LIST OF 2020.

At 11:06, a motion by Santiago, seconded by Edwards, was made to close the public portion of the meeting. The motion was unanimously approved.

Committee Action:

1. Alder Santiago seconded by Douglass, made a motion to give items 1 and 2 Leave to Withdraw. The committee, by voice vote, approved the Leave to Withdraw actions for Mr. Jackson and Ms. Flowers.

2. Alder Santiago seconded by Douglass, made a motion to move item 3 favorably. The committee, by voice vote, to approve the tax abatement request for Mrs. Freeman.

3. Alder Santiago seconded by Roth, made a motion to move item 4 favorable, pending additional information coming before the Board of Alders votes on it. The committee, by voice vote, to approve the tax abatement request from Beacon Communities.

4. Alder Santiago seconded by Douglass, made a motion to move item 5 favorably. The committee, by voice vote, to approve the tax abatement request from Fairbanks Community Partners.

5. Alder Santiago seconded by Douglass, made a motion to move items 6, 7, and 8 favorably. The committee, by voice vote, to approve the tax abatement request for Mrs. Nelson, Mrs. Sockwell and Ms. Dorsey.

At 11:34 PM, on a motion by Santiago, seconded by Douglass, the Committee voted to close the meeting.

The meeting was recorded. The recording is found online at <https://binged.it/3r8wYme>

Respectfully submitted,

*Donald A. Hayden
Fiscal Analyst*

