



# City of New Haven

165 Church Street New  
Haven CT 06510

## Meeting Minutes Joint Community Development/Tax Abatement

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Tuesday, June 25, 2024

7:00 PM

Board of Alders Chamber

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**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 Tuesday, June 25, 2024 in the Board of Alders Chamber located at 165 Church Street New Haven, 2nd Floor, to hear and act upon the following:

[LM-2024-0379](#) ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN  
AUTHORIZING THE CITY OF NEW HAVEN TO ENTER INTO A  
COOPERATION AGREEMENT WITH THE HOUSING AUTHORITY OF  
THE CITY OF NEW HAVEN AND GLENDOWER GROUP, INC. AND  
WESTVILLE MANOR RAD I LLC AND WESTVILLE MANOR RAD II LLC,  
WITH RESPECT TO THE REDEVELOPMENT OF WESTVILLE MANOR  
(INCLUDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF  
THE NEW HAVEN CODE OF ORDINANCES)

**Attachments:** [0 - CHECKLIST - Westville Manor.doc](#)

[0a - CHECKLIST - MPL signed - Westville Manor.pdf](#)

[1 - BOA COVER LTR - Westville Manor.doc](#)

[1a - BOA COVER LTR - SIGNED - Westville Manor.pdf](#)

[2 - ORDER - Westville Manor.doc](#)

[3 - PNF - Westville Manor.doc](#)

[4 - FIS - Westville Manor.doc](#)

[5a - SUPP DOC - COOPERATION AGREEMENT -- WESTVILLE  
MANOR - Draft for Submission With Exhibits 5.10.24.docx](#)

[5b - SUPP DOC - Scanned Packet - Westville Manor.pdf](#)

**This Order 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 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](mailto:publictestimony@newhavenct.gov).

## Meeting Minutes

*Alder C. Rodriguez, Co-Chair called the meeting to order at 7:00 p.m., June 25, 2024, in the Aldermanic Chamber, 165 Church Street, New Haven. Present were Aids. C. Rodriguez, Crespo, Marx, Douglass, Wingate, Streeter, Redente, and Mabery-Niblack. Also in attendance was Alder Furlow.*

*ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO ENTER INTO A COOPERATION AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AND GLENDOWER GROUP, INC. AND WESTVILLE MANOR RAD I LLC AND WESTVILLE MANOR RAD II LLC, WITH RESPECT TO THE REDEVELOPMENT OF WESTVILLE MANOR (INCLUDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES).*

*Cathy Shroeder, Deputy Director Administrative Services LCI, Edward LaChong, New Haven Housing Authority/The Glendower Group, and Yadira Vargas, New Haven Housing Authority/The Glendower Group. Mr. LaChong spoke to the committee concerning the request before them.*

*Alder Crespo asked when they expected to start the project. Mr. LaChong spoke on this.*

*Alder Wingate asked what they considered "market rate" units. Mr. LaChong described them for the committee.*

*Alder Crespo spoke to the committee, and the developers, that the LISHTA committee had not been able to meet before this meeting, but they would before the Board of Alders voted on this item.*

*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 Douglass, to close the public portion of the meeting. The committee voted unanimously in favor of the motion.*

### *Committee Action:*

*1. Alder Wingate, seconded by Douglass, to move the item favorably. The committee voted, by voice vote, to approve the tax abatement for the Westville Manor development.*

*At 7:30 PM, on a motion by Crespo, 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 on line at:  
[https://newhavenct.zoom.us/rec/share/39wk\\_V53NVS\\_TCVmgTo9pELXZdf8nc3tJdpNQat\\_PFTjvhwo1VNyQO7X6gE04ly5.BVbAQ6yAhcaDKH7K](https://newhavenct.zoom.us/rec/share/39wk_V53NVS_TCVmgTo9pELXZdf8nc3tJdpNQat_PFTjvhwo1VNyQO7X6gE04ly5.BVbAQ6yAhcaDKH7K)  
Passcode: n%6rLTSU t*

*Respectfully submitted,*

*Donald A. Hayden, Fiscal Analyst*