



City of New Haven

165 Church Street New
Haven CT 06510

Meeting Minutes Joint Community Development/Tax Abatement

Tuesday, November 23, 2021

6:30 PM

Via Teleconference

Aldermanic Notice New Haven

The Joint Community Development - Tax Abatement Committee will hold a public hearing on Tuesday, November 23, 2021 at 6:30 P.M, via video conference. Meeting can be viewed at <https://bit.ly/3wTVQij> or joined by telephone at (312) 626- 6799 (301) 715-8592 and enter Webinar ID: 936 0756 7631 and add phone/voice only pass code: 4899714391.

1. [LM-2021-0299](#)

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 ECC GROUP II A RAD LLC, WITH RESPECT TO THE REDEVELOPMENT OF THE HANH RAD GROUP II A DEVELOPMENT (VALLEY TOWNHOMES); AND DESIGNATING 210-290 VALLEY STREET TO BE DEVELOPMENT PROPERTY WITHIN THE MEANING OF THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT, C.G.S § 7-480 ET SEQ., AND ELIGIBLE FOR TAX EXEMPTION PURSUANT TO C.G.S §7-498; AND PROVIDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES

Attachments: [06-2007CHECK LIST](#)

[Prior Notification Form3](#)

[Fiscal Impact Statement3](#)

[COOPERATION AGREEMENT FINAL SUB BOA](#)

[RAD II A Valley BOA Submission](#)

[RAD II A Resolution](#)

This Order was Favorable Reportto the Board of Alders

2. [LM-2021-0373](#) 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 VESSEL TECHNOLOGIES LLC FOR A TAX ABATEMENT AGREEMENT FOR A LOW INCOME, MULTI-FAMILY RESIDENTIAL DEVELOPMENT OF 136 HEMINGWAY STREET.

Attachments: [Vessel](#)

This Resolution was Favorable Report to 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. Brian Wingate, Community Development Chair and Hon. Jose Crespo, Tax Abatement 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

Co-Chair Alder Wingate called the meeting to order at 7:00 p.m., November 23, 2021 via webinar. Present were Aids. Wingate, Crespo, Douglass. Roth, Ortiz, Edwards, Singh, DeCola, C. Rodriguez, and Cupo. Also, in attendance were Aids Fest, Furlow, and Walker Myers.

1. 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 ECC GROUP II A RAD LLC, WITH RESPECT TO THE REDEVELOPMENT OF THE HANH RAD GROUP II A DEVELOPMENT (VALLEY TOWNHOMES); AND DESIGNATING 210 290 VALLEY STREET TO BE DEVELOPMENT PROPERTY WITHIN THE MEANING OF THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT, C.G.S § 7 480 ET SEQ., AND ELIGIBLE FOR TAX EXEMPTION PURSUANT TO C.G.S §7 498; AND PROVIDING A TAX ABATEMENT PURSUANT TO SECTION §28 4 OF THE NEW HAVEN CODE OF ORDINANCES.

Ed LaChance from Glendower Group came before the Joint Committee. Mr. LaChance spoke to the Joint Committee about the request for a tax abatement.

Alder Douglass asked what happens to the current residents. Mr. LaChance explained the options that the current resident had.

Alder Santiago asked if they had spoken to the New Haven Police Department on

security and if there were to be cameras on the buildings. Mr. LaChance explained the security proposed.

Alder Santiago asked if the tax abatement amount could be higher than the proposed \$400. Mr. LaChance explained why they proposed the \$400 per unit.

Alder Roth asked how the profits were handled. Mr. LaChance explained.

Alder Roth asked what the developers fee was. Mr. LaChance said it was \$2.4 million dollars.

Alder Rodriguez asked how the clients are to be informed. Mr. LaChance explained the process.

Alder Rodriguez asked how they planned to maintain the facilities after construction. Mr. LaChance explained.

Alder Rodriguez asked if any of the investors had been on the location. Mr. LaChance said that they had.

Alder Wingate asked if they knew when the dates to meet with the current residents were going to happen. Mr. LaChance said they did not yet know.

Alder Edwards asked how the management company works. Mr. LaChance explained.

Alder Douglass asked if the residents would be able to find work on this construction project. Mr. LaChance said that they would be able to do so.

No further questions were asked.

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

2. FROM THE EXECUTIVE VICE PRESIDENT OF VESSEL TECHNOLOGIES SUBMITTING AN APPLICATION IN FOR TAX ABATEMENT FOR LOW INCOME, MULTI FAMILY RESIDENTIAL DEVELOPMENTS. CONNECTION WITH TAX AGREEMENT TO HELP SUPPORT THE DEVELOPMENT OF 136 HEMINGWAY STREET.

Josh Levy, from Vessel Technologies and Michael Piscitelli, Economic Development Administrator, came before the Joint Committee. Mr. Levy gave the committee a presentation on their request. Mr. Piscitelli also spoke to the joint committee on the request.

Alder Roth asked if Corporation Counsel could give an opinion on if Vessel Technologies were able to apply for the tax abatement. Alder Wingate said that she would have to send this request to the Board of Alders President, Alder Walker Myers, for this request.

Alder Roth asked if the rent they are asking for is above the area mean. Mr. Levy spoke on this.

Alder Santiago asked how many years they were asking for a tax abatement. Mr. Piscitelli said it was for 17 years.

No further questions were asked.

Alder Wingate asked three times if there was anyone from the public who wished to testify. They following came before the joint committee.

- 1. Kat Calhoun, of 288 Eastern Street. She said that there should be more open meetings on this project.*
- 2. Eric Zabor, of 288 Eastern Street. He asked if there could be a study of the effects of the project on the bird population of the area.*
- 3. Patricia Kane, of 731 Quinnipiac Avenue. She questioned the projects progress.*

Alder Wingate asked again if there was anyone from the public who wished to testify. No one else came forward.

At 8:54 PM, a motion by Crespo, seconded by Santiago, was made to close the public portion of the meeting. The motion was unanimously approved.

Committee Action:

- 1. Alder Crespo, seconded by Santiago, made a motion to have a discussion concerning the request from the Glendower Group. Alder Roth said that an increase in the amount paid by Glendower could be made a t the 2nd reading of the item from the floor. Alder Santiago seconded by Roth, made a motion to move this item favorably. The committee voted, by voice vote to approve this motion.*
- 2. Alder Crespo, seconded by Santiago, made a motion to have a discussion concerning the request from Vessel Technologies. Alder Douglass, seconded by Roth, made a motion to table this item. The joint committee voted by roll call, Yes: Alder Douglass and Alder Roth. No: Alders Wingate, Crespo, Santiago, Edwards, Cupo, Ortiz, and Rodriguez. The motion failed. Alder Crespo, seconded by Santiago, to move the item favorably. The joint committee took a roll call vote: Yes: Alders Wingate, Crespo, Santiago, Cupo, Rodriguez, and Ortiz. No: Alders Edwards, Singh, and Roth: Abstain: Alder Douglass. The item passed favorably.*

At 9:32 PM, on a motion by Santiago, seconded by Roth, 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*