



City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Meeting Agenda Tax Abatement Committee

Tuesday, July 28, 2026

6:00 PM

Aldermanic Chamber

Meeting can be viewed on Board of Alders YouTube.

Aldermanic Notice

The Tax Abatement Committee will hold a public hearing on Tuesday, July 28, 2026, at 6:00 P.M. in the Aldermanic Chamber, 165 Church St., New Haven to hear the following:

1. [LM-2026-0047](#) ORDER CONCERNING REAL PROPERTY TAXES OF SHEVALLE K. SANTOS ON MOTOR VEHICLE TAX ACCOUNTS 93825, 96163, 98363, AND 98377.
2. [LM-2026-0199](#) ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM VICTORIA H. BYRD ON HER RESIDENCE FOR GRAND LISTS OF 2024 AND 2025.
3. [LM-2026-0268](#) ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM PATRICIA A. BOOZER ON HER RESIDENCE FOR GRAND LISTS OF 2024 AND 2025.
4. [LM-2026-0257](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS CONCERNING THE COMMUNICATION FROM TALCOTT LAW GROUP ON BEHALF OF CASL NEW HAVEN, LLC THE OWNER OF 842 CHAPEL STREET AND 848 CHAPEL STREET REQUESTING AN AMENDMENT TO THE TAX ASSESSMENT DEFERRAL AGREEMENTS WITH CASL NEW HAVEN LLC FOR THE PROPERTIES LOCATED AT 842 CHAPEL STREET AND 848 CHAPEL STREET.
5. [LM-2026-0032](#) ORDER CONCERNING REAL PROPERTY TAXES OF RIVER FRONT DEVELOPMENT LLC, TAX ACCOUNT NUMBERS 7532, 7592, AND 7594.

These items are on file and available for public inspection in the Office of Legislative Services. 165 Church Street, Per order: Hon. Troy Streater, Chair. Attest: 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.



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Text File

File Number: LM-2026-0047

Agenda Date:

Version: 1

Status: In Committee

In Control: Tax Abatement Committee

File Type: Order

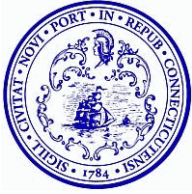
Agenda Number: 1.

WHEREAS: Shevalle K. Santos has four old motor vehicle tax accounts from GL 2020 through GL 2023; and

WHEREAS: The car was totaled in 2022 but the registration was never cancelled; and

WHEREAS: Ms. Santos is asking for assistance from the Board of Alders with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the ORDER CONCERNING REAL PROPERTY TAXES OF SHEVALLE K. SANTOS ON MOTOR VEHICLE TAX ACCOUNTS 93825, 96163, 98363, AND 98377.



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Text File

File Number: LM-2026-0199

Agenda Date:

Version: 1

Status: In Committee

In Control: Tax Abatement Committee

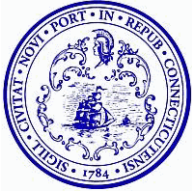
File Type: Order

Agenda Number: 2.

ORDERED by the New Haven Board of Alders, acting pursuant to Section 12-124 of the Connecticut General Statutes, Revision of 1958 as amended, and Section 52 of the Charter of the City of New Haven, that the real property taxes laid for the Grand Lists of October 1, 2024, and October 1, 2025 (the "Taxes"), on the premises known as 170 Porter Street (the "Property"), which premises are the sole residence of Victoria H. Byrd (the "Taxpayer"), be and hereby are abated (by which it is meant that collection of such Taxes shall be deferred) because said person is poor and unable to pay the same, provided that the following conditions shall be satisfied:

1. The Taxpayer shall execute an agreement with the City, approved by Corporation Counsel as to form and correctness, to pay the Taxes as specified in paragraph 4 hereinafter (the "Agreement"). The Taxes include the tax levied pursuant to law on the Property for the Grand Lists of October 1, 2024, and October 1, 2025 as that tax may be reduced by any tax credits or exemptions administered by the Assessor or Tax Collector pursuant to State law ("the Tax Principal"), plus the \$24.00 lien fee associated with the recording noted in paragraph 3 hereinafter.
2. The Agreement shall be in the form and manner required for the transfer of an interest in real property. It shall contain a legal description of the Property, shall be recorded in the New Haven Land Records, shall constitute a lien on said Property, and shall remain valid until paid.
3. The Tax Collector, acting pursuant to Chapter 205 of the statutes, shall cause to be recorded in the New Haven Land Records a certificate continuing the municipal tax lien, created by Section 12-172 of the statutes, with respect to the tax levied on the Property for the Grand Lists of October 1, 2024 and October 1, 2025.
4. The Taxes, plus any legal fees, shall be due and payable in full upon the earliest of the death of the Taxpayer, or when the Taxpayer no longer resides at the Property, or upon the sale or transfer of title to the Property, whether voluntarily or involuntarily or by operation of law. Interest shall accrue at the rate of six percent per annum (one-half percent per month) on the Tax Principal specified in paragraph 1 from the due date of each installment thereof. Any interest which may have accrued in excess of such rate prior to the execution and recording of the Agreement shall be abated (eliminated). The municipal tax lien and the lien created by the Agreement shall be released by the Tax Collector when the Taxes secured thereby have been paid.
5. The Agreement, properly executed by the Taxpayer, shall be returned by the Taxpayer to the Office of Legislative Services for final review by Corporation Counsel, execution by the Mayor, and recording in the New Haven Land Records.

ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM
VICTORIA H. BYRD ON HER RESIDENCE FOR GRAND LISTS OF 2024 AND 2025.



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Text File

File Number: LM-2026-0268

Agenda Date:

Version: 1

Status: In Committee

In Control: Tax Abatement Committee

File Type: Order

Agenda Number: 3.

ORDERED by the New Haven Board of Alders, acting pursuant to Section 12-124 of the Connecticut General Statutes, Revision of 1958 as amended, and Section 52 of the Charter of the City of New Haven, that the real property taxes laid for the Grand Lists of October 1, 2024, and October 1, 2025 (the "Taxes"), on the premises known as 470 Quinnipiac Avenue (the "Property"), which premises are the sole residence of Patricia A. Boozer (the "Taxpayer"), be and hereby are abated (by which it is meant that collection of such Taxes shall be deferred) because said person is poor and unable to pay the same, provided that the following conditions shall be satisfied:

1. The Taxpayer shall execute an agreement with the City, approved by Corporation Counsel as to form and correctness, to pay the Taxes as specified in paragraph 4 hereinafter (the "Agreement"). The Taxes include the tax levied pursuant to law on the Property for the Grand Lists of October 1, 2024, and October 1, 2025 as that tax may be reduced by any tax credits or exemptions administered by the Assessor or Tax Collector pursuant to State law ("the Tax Principal"), plus the \$24.00 lien fee associated with the recording noted in paragraph 3 hereinafter.
2. The Agreement shall be in the form and manner required for the transfer of an interest in real property. It shall contain a legal description of the Property, shall be recorded in the New Haven Land Records, shall constitute a lien on said Property, and shall remain valid until paid.
3. The Tax Collector, acting pursuant to Chapter 205 of the statutes, shall cause to be recorded in the New Haven Land Records a certificate continuing the municipal tax lien, created by Section 12-172 of the statutes, with respect to the tax levied on the Property for the Grand Lists of October 1, 2024 and October 1, 2025.
4. The Taxes, plus any legal fees, shall be due and payable in full upon the earliest of the death of the Taxpayer, or when the Taxpayer no longer resides at the Property, or upon the sale or transfer of title to the Property, whether voluntarily or involuntarily or by operation of law. Interest shall accrue at the rate of six percent per annum (one-half percent per month) on the Tax Principal specified in paragraph 1 from the due date of each installment thereof. Any interest which may have accrued in excess of such rate prior to the execution and recording of the Agreement shall be abated (eliminated). The municipal tax lien and the lien created by the Agreement shall be released by the Tax Collector when the Taxes secured thereby have been paid.
5. The Agreement, properly executed by the Taxpayer, shall be returned by the Taxpayer to the Office of Legislative Services for final review by Corporation Counsel, execution by the Mayor, and recording in the New Haven Land Records.

ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM PATRICIA A. BOOZER ON HER RESIDENCE FOR GRAND LISTS OF 2024 AND 2025.



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Text File

File Number: LM-2026-0257

Agenda Date:

Version: 1

Status: In Committee

In Control: Tax Abatement Committee

File Type: Order

Agenda Number: 4.

WHEREAS: Talcott Law Group on behalf of CASL New Haven, LLC The Owner Of 842 Chapel Street And 848 Chapel street requesting an amendment to the tax assessment deferral agreements with CASL New Haven LLC for the properties located at 842 Chapel Street And 848 Chapel Street; and

WHEREAS: the Tax Abatement Committee heard this request;

Now, Therefore, Be It Ordered that :

ORDER OF THE NEW HAVEN BOARD OF ALDERS CONCERNING THE
COMMUNICATION FROM TALCOTT LAW GROUP ON BEHALF OF CASL NEW HAVEN,
LLC THE OWNER OF 842 CHAPEL STREET AND 848 CHAPEL STREET REQUESTING
AN AMENDMENT TO THE TAX ASSESSMENT DEFERRAL AGREEMENTS WITH CASL
NEW HAVEN LLC FOR THE PROPERTIES LOCATED AT 842 CHAPEL STREET AND 848
CHAPEL STREET.



Attorneys and Counselors at Law

Michael D. Reiner
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Farmington, CT 06032
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mreiner@talcottlawgroup.com

June 4, 2026

Honorable Tyisha Walker-Myers
President - Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: AMENDMENT TO TAX ASSESSMENT DEFFERAL AGREEMENT BY AND BETWEEN THE CITY OF NEW HAVEN AND CASL NEW HAVEN, LLC CITYWIDE PROGRAM 2023-CON-0122 AND AMENDMENT TO TAX ASSESSMENT DEFFERAL AGREEMENT BY AND BETWEEN THE CITY OF NEW HAVEN AND CASL NEW HAVEN, LLC CITYWIDE PROGRAM 2023-CON-0132 , WITH RESPECT TO THE REDEVELOPMENT OF 842 AND 848 CHAPEL STREET

Dear President Walker-Myers:

Casl New Haven, LLC ("CASL"), the current owner of 842 and 848 Chapel Street, New Haven, CT (the Properties)" respectfully requests a hearing with the City of New Haven Board of Alders, to discuss amending the above-captioned Agreements, specifically, eliminating Section 7 of each agreement. While CASL may receive some modest pecuniary reward if it were to sell the Properties, the economic advantage to the City of New Haven over the next twenty years is very significant. Attached hereto as Exhibit A is an analysis of the tax benefits to the City of New Haven, please note it assumes a static mil rate and a static assessment, both statistically impossible.

CASL feels that the inability to freely transfer the Agreements shall have the effect of deterring continued developer interest in areas of New Haven. We submit that the modest gains you are trying to prohibit developers from attaining by transferring these benefits (the benefits are technically already conveyed) create a significant economic loss to the City of New Haven.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me.



11 Talcott Notch Road Farmington, CT 06032
860-470-4500 | (T) 860-470-4501 (F)



Attorneys and Counselors at Law

Michael D. Reiner
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860-985-9576 (C)
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mreiner@talcottlawgroup.com

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'M. Reiner', written over a light blue horizontal line.

Michael D. Reiner



11 Talcott Notch Road Farmington, CT 06032
860-470-4500 | (T) 860-470-4501 (F)

EXHIBIT A

The Archive - 20-yr Tax Projection

		<u>October 2025 GL</u>	<u>October 2026 GL</u>
		<i>July 2026 - June 2027</i>	<i>July 2027 - June 2028</i>
Real Estate Tax Year	Parcel #	2026	2027
Appraisal (848 Chapel St)	240-0235-00600	24,610,500	24,610,500
Appraisal (808 Chapel St)	240-0235-01100	9,692,500	9,692,500
Total Appraisal Value		34,303,000	34,303,000
Assessment %		70.0%	70.0%
Assessed Value		24,012,100	24,012,100
Annual Abatement %		75.0%	55.0%
Net Assessed Value		6,003,025	10,805,445
Est'd Tax Rate		4.00%	4.00%
Total Projected RET		240,121	432,218
Total Taxes (2026 - 2045):		17,480,809	

<u>October 2027 GL</u>	<u>October 2028 GL</u>	<u>October 2029 GL</u>	<u>October 2030 GL</u>
<i>July 2028 - June 2029</i>	<i>July 2029 - June 2030</i>	<i>July 2030 - June 2031</i>	<i>July 2030 - June 2031</i>
2028	2029	2030	2031
24,610,500	24,610,500	24,610,500	24,610,500
9,692,500	9,692,500	9,692,500	9,692,500
34,303,000	34,303,000	34,303,000	34,303,000
70.0%	70.0%	70.0%	70.0%
24,012,100	24,012,100	24,012,100	24,012,100
35.0%	15.0%	0.0%	0.0%
15,607,865	20,410,285	24,012,100	24,012,100
4.00%	4.00%	4.00%	4.00%
624,315	816,411	960,484	960,484

<u>October 2031 GL</u>	<u>October 2032 GL</u>	<u>October 2033 GL</u>	<u>October 2034 GL</u>
<i>July 2030 - June 2031</i>	<i>July 2030 - June 2031</i>	<i>July 2030 - June 2031</i>	<i>July 2030 - June 2031</i>
2032	2033	2034	2035
24,610,500	24,610,500	24,610,500	24,610,500
9,692,500	9,692,500	9,692,500	9,692,500
34,303,000	34,303,000	34,303,000	34,303,000
70.0%	70.0%	70.0%	70.0%
24,012,100	24,012,100	24,012,100	24,012,100
0.0%	0.0%	0.0%	0.0%
24,012,100	24,012,100	24,012,100	24,012,100
4.00%	4.00%	4.00%	4.00%
960,484	960,484	960,484	960,484

<u>October 2035 GL</u> <i>July 2030 - June 2031</i>	<u>October 2036 GL</u> <i>July 2030 - June 2031</i>	<u>October 2037 GL</u> <i>July 2030 - June 2031</i>	<u>October 2038 GL</u> <i>July 2030 - June 2031</i>
2036	2037	2038	2039
24,610,500	24,610,500	24,610,500	24,610,500
9,692,500	9,692,500	9,692,500	9,692,500
34,303,000	34,303,000	34,303,000	34,303,000
70.0%	70.0%	70.0%	70.0%
24,012,100	24,012,100	24,012,100	24,012,100
0.0%	0.0%	0.0%	0.0%
24,012,100	24,012,100	24,012,100	24,012,100
4.00%	4.00%	4.00%	4.00%
960,484	960,484	960,484	960,484

<u>October 2039 GL</u>	<u>October 2040 GL</u>	<u>October 2041 GL</u>	<u>October 2042 GL</u>
<i>July 2030 - June 2031</i>	<i>July 2030 - June 2031</i>	<i>July 2030 - June 2031</i>	<i>July 2030 - June 2031</i>
2040	2041	2042	2043
24,610,500	24,610,500	24,610,500	24,610,500
9,692,500	9,692,500	9,692,500	9,692,500
34,303,000	34,303,000	34,303,000	34,303,000
70.0%	70.0%	70.0%	70.0%
24,012,100	24,012,100	24,012,100	24,012,100
0.0%	0.0%	0.0%	0.0%
24,012,100	24,012,100	24,012,100	24,012,100
4.00%	4.00%	4.00%	4.00%
960,484	960,484	960,484	960,484

<u>October 2043 GL</u>	<u>October 2044 GL</u>
<i>July 2030 - June 2031</i>	<i>July 2030 - June 2031</i>
2044	2045
24,610,500	24,610,500
9,692,500	9,692,500
34,303,000	34,303,000
70.0%	70.0%
24,012,100	24,012,100
0.0%	0.0%
24,012,100	24,012,100
4.00%	4.00%
960,484	960,484



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Text File

File Number: LM-2026-0032

Agenda Date:

Version: 1

Status: In Committee

In Control: Tax Abatement Committee

File Type: Order

Agenda Number: 5.

WHEREAS: Fereshteh Bekhrad owns River Front Development LLC, and

WHEREAS: River Front Development owns property at 185 Front Street, 212 Front Street, and 213 Front Street, and

WHEREAS: River Front Development owes property taxes from Grand List Years 2008 through 2024, and

WHEREAS: River Front Development is asking for assistance with the interest on this account.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that
ORDER CONCERNING REAL PROPERTY TAXES OF RIVER FRONT DEVELOPMENT LLC, TAX ACCOUNT NUMBERS 7532, 7592, AND 7594.

LM-2024-0032

Inquiry Report		CITY OF NEW HAVEN		Interest Date : 01/28/2026		Page : 1		
Bill#	Unique_id	Name	Address	Prop Loc/Veh.	Info./Plan-Sew	TOT Inst	Tax Due	
Dist		City/State/Zip		MBL/LINK #	Flags	TOT Adj	Int Due	
						TOT Paid	L/E/Bint Due	
							Balance	
							Due Now	
							Discount	
2008-01-0007594-00		RIVER FRONT DEVELOPMENT LLC	185 FRONT ST	160 0763 01600		9,614.92	2,654.10	10,400.78
160 0763 01600		195 FRONT ST	160 0763 01600			0.00	7,722.68	10,400.78
G		EAST HAVEN CT 06513			P	6,960.82	24.00	0.00
2009-01-0007594-00		RIVER FRONT DEVELOPMENT LLC	185 FRONT ST	160 0763 01600		9,990.98	6,683.95	24,854.87
160 0763 01600		195 FRONT ST	160 0763 01600			0.00	18,146.92	24,854.87
G		EAST HAVEN CT 06513				3,307.03	24.00	0.00
2010-01-0007594-00		RIVER FRONT DEVELOPMENT LLC	185 FRONT ST	160 0763 01600		11,051.24	3,519.77	13,005.50
160 0763 01600		195 FRONT ST	160 0763 01600			0.00	9,461.73	13,005.50
G		NEW HAVEN CT 06513				7,531.47	24.00	0.00
2024-01-0007594-00		RIVER FRONT DEVELOPMENT LLC	185 FRONT ST	160 0763 01600		10,243.80	5,121.90	5,121.90
160 0763 01600		195 FRONT ST	160 0763 01600			0.00	0.00	5,121.90
G		NEW HAVEN CT 06513				5,121.90	0.00	0.00
# OF Acct (s) : 4						40,900.94	17,979.72	53,383.05
						0.00	35,331.33	53,383.05
						22,921.22	72.00	0.00

Fereskel Bekhrad
203-407-9111

Inquiry Report		CITY OF NEW HAVEN		Interest Date : 01/28/2026		Page : 1		
Bill#	Unique_id	Name	Address	Prop Loc/Veh. Info./Plan-Sew	MBL/LINK #	TOT Inst	Tax Due	
Dist		City/State/Zip		Flags		TOT Adj	Int Due	
						TOT Paid	I/E/Bint Due	
							Balance	
							Due Now	
							Discount	
2009-01-0007532-00		RIVERFRONT DEVELOPMENT LLC	212 FRONT ST			1,194.78	94.28	272.47
160 0762 01400		260 DWIGHT ST	160 0762 01400			0.00	178.19	272.47
		NEW HAVEN CT 06511				1,100.50	0.00	0.00
2024-01-0007532-00		RIVERFRONT DEVELOPMENT LLC	212 FRONT ST			1,464.50	732.25	732.25
160 0762 01400		195 FRONT ST	160 0762 01400			0.00	0.00	732.25
		NEW HAVEN CT 06513				732.25	0.00	0.00
# Of Acct (s) : 2						2,659.28	826.53	1,004.72
						0.00	178.19	1,004.72
						1,832.75	0.00	0.00

Inquiry Report		CITY OF NEW HAVEN		Interest Date : 01/28/2026		Page :1		
Bill#	Unique_id	Name	Address	Prop Loc/Veh. Info./Plan-Sew	MBL/LINK #	TOT Inst	Tax Due	
Dist		City/State/Zip		Flags		TOT Adj	Int Due	
						TOT Paid	L/F/B/Int Due	
							Balance	
							Due Now	
							Discount	
2008-01-0007592-00	160 0763 01400	RIVER FRONT DEVELOPMENT LLC	260 DWIGHT ST NEW HAVEN CT 06511	213 FRONT ST 160 0763 01400 Lien/ Flag: P		3,638.42 0.00 3,552.10	86.32 755.45 24.00	865.77 865.77 0.00
2009-01-0007592-00	160 0763 01400	RIVER FRONT DEVELOPMENT LLC	260 DWIGHT ST NEW HAVEN CT 06511	213 FRONT ST 160 0763 01400 Lien		3,784.10 0.00 1,277.13	2,506.97 6,815.65 24.00	9,346.62 9,346.62 0.00
2010-01-0007592-00	160 0763 01400	RIVER FRONT DEVELOPMENT LLC	260 DWIGHT ST NEW HAVEN CT 06511	213 FRONT ST 160 0763 01400 Lien		3,784.10 0.00 2,686.67	1,097.43 2,172.91 0.00	3,270.34 3,270.34 0.00
2011-01-0007592-00	160 0763 01400	RIVER FRONT DEVELOPMENT LLC	260 DWIGHT ST NEW HAVEN CT 06511	213 FRONT ST 160 0763 01400 Lien		4,561.40 0.00 3,421.03	1,140.37 2,634.25 24.00	3,798.62 3,798.62 0.00
2012-01-0007592-00	160 0763 01400	RIVER FRONT DEVELOPMENT LLC	260 DWIGHT ST NEW HAVEN CT 06511	213 FRONT ST 160 0763 01400 Lien		4,786.66 0.00 3,590.00	1,196.66 2,656.58 24.00	3,877.24 3,877.24 0.00
2024-01-0007592-00	160 0763 01400	RIVER FRONT DEVELOPMENT LLC	195 FRONT ST NEW HAVEN CT 06513	213 FRONT ST 160 0763 01400		6,652.30 0.00 3,326.15	3,326.15 0.00 0.00	3,326.15 3,326.15 0.00
# OF Acct (s) : 6						27,206.98	9,353.90	24,484.74
						0.00	15,034.84	24,484.74
						17,853.08	96.00	0.00