



City of New Haven

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Legislation Details (With Text)

File #: LM-2019-0722 **Version:** 2 **Name:**

Type: Order **Status:** Passed

File created: 12/2/2019 **In control:** City Clerk

On agenda: **Final action:** 12/16/2019

Title: 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 IV RAD LLC, WITH RESPECT TO THE REDEVELOPMENT OF THE HANH RAD GROUP 4 DEVELOPMENT (FAIRMONT HEIGHTS AND MATTHEW RUOPOLO MANOR) (INCLUDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES)

Sponsors:

Indexes:

Code sections:

Attachments: 1. LM-2019-0722

Date	Ver.	Action By	Action	Result
12/16/2019	2	Board of Alders	Discharged From Committee	
12/16/2019	2	Board of Alders	Passed	
12/12/2019	1	Joint Community Development/Tax Abatement	No Action	
8/5/2019	1	Board of Alders	Referred	

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 IV RAD LLC, WITH RESPECT TO THE REDEVELOPMENT OF THE HANH RAD GROUP 4 DEVELOPMENT (FAIRMONT HEIGHTS AND MATTHEW RUOPOLO MANOR) (INCLUDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES)

WHEREAS, the Housing Authority of the City of New Haven ("HANH"), Glendower Group Inc. ("Developer") and ECC Group IV RAD (collectively "Owners") have begun to implement plans to redevelop Fairmont Heights and Matthew Ruopolo Manor located in the City of New Haven, Connecticut (the "HANH RAD Group 4 Development") using funds received from the United States Department of Housing and Urban Development, together with other funding sources; and

WHEREAS, pursuant to said revitalization effort, the Developer has been selected to carry out those certain public housing redevelopments at those locations known as HANH RAD Group 4 Development (collectively the "Projects") which Projects involve the ownership, operation, management, construction, and maintenance of the development property; and

WHEREAS, the Developer has submitted the proposed Cooperation Agreements, all substantially similar in terms and conditions, between the City of New Haven, HANH, Owners and the Developer, pursuant to which the Developer agrees to undertake and complete the Projects and the City of New Haven agrees to perform certain functions to facilitate the same; and

WHEREAS, Section 28-4 of the City of New Haven Code of Ordinances provides that the Mayor may, with the approval of the Board of Alders enter into an agreement whereby real property is exempted from all or any portion of municipal property taxes or which provides for a payment or payments in lieu of taxes, provided that any such agreement does not remain in effect for a period greater than thirty nine (39) years; and

WHEREAS, the City of New Haven, HANH, Owners and the Developer propose to execute the Cooperation Agreements, copies of which are attached hereto and incorporated herein by reference; and

NOW THEREFORE, IT IS HEREBY ORDERED that the Mayor be and hereby is authorized to execute the Cooperation Agreements, or a Cooperation Agreement substantially similar thereto, containing the tax agreements, on behalf of the City of New Haven, and the City-Town Clerk of the City of New Haven be and hereby is authorized and directed to impress and attest the official seal of the City of New Haven upon said Cooperation Agreements;

FURTHER, the Mayor is hereby authorized and empowered to execute, acknowledge and deliver any and all documents as may be needed or appropriate, from time to time, to implement and effect the intent and purposes set forth in the Cooperation Agreements and this Order.

FURTHER, HANH, Owner and the Developer will report to the Board of Alders at 10, 20, and 30 years of this agreement as to the current status of the development property.