

ORDINANCE # 1619

Enacted 4/7/10
24 ayes 0 noes

ORDINANCE AMENDMENT TO THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSE OF PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR TOWER ONE, 18 TOWER LANE, NEW HAVEN, AND AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH THE OWNER OF TOWER ONE AND A REIMBURSEMENT AGREEMENT WITH THE STATE OF CONNECTICUT IN ACCORDANCE WITH SECTIONS 8-215 AND 8-216 OF THE CONNECTICUT GENERAL STATUTES

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WHEREAS, the New Haven Jewish Community Council Housing Corporation, a nonprofit corporation, owns and operates Tower One at 18 Tower Lane, New Haven; and

WHEREAS, the Board of Aldermen has approved an ordinance classifying Tower One as being used for housing solely for low or moderate income persons or families in accordance with Section 8-215 of the Connecticut General Statutes; and

WHEREAS, such classification is a prerequisite to the granting by the City of a tax abatement to the owner of Tower One under Section 8-215 of the Connecticut General Statutes and Section 28-4 of the City of New Haven Code of General Ordinances; and

WHEREAS, the owner of Tower One and the City previously had entered into a Tax Abatement Agreement on March 13, 1969, as amended, which expired on May 13, 2008, which provided for the abatement of real property taxes due from Tower One to the City subject to partial reimbursement from the State of Connecticut; and

WHEREAS, the proposed Tax Abatement Agreement between the City and the owner of Tower One provides for PILOT payments to be made to the City in the amount of taxes that would have been due before the tax abatement less the amount of the state reimbursement received by the City.

NOW, THEREFORE, BE IT ORDAINED that a new section be added to Chapter 28 of the New Haven Code of Ordinances as follows:

Property taxes due the City of New Haven on the property known as Tower One, located at 18 Tower Lane, owned and operated by the New Haven Jewish Community Council Housing Corporation, a nonprofit corporation, shall be abated in accordance with an Agreement between the owner of Tower One and

the City, Section 8-215 of the Connecticut General Statutes and Section 28-4 of the City of New Haven Code of General Ordinances. The Agreement shall be effective as of July 1, 2009 and shall apply to taxes due and payable in July 2009 and January 2010 and all subsequent tax years, provided that the City will not abate taxes for any period during which it is not reimbursed by the State of Connecticut pursuant to Section 8-216 of the Connecticut General Statutes.

FURTHER, BE IT ORDERED that the Mayor be authorized, on behalf of the City, to enter into a Tax Abatement Agreement with the owner of Tower One in a form substantially similar to the proposed Tax Abatement Agreement attached hereto.

FURTHER, BE IT ORDERED that the Mayor be authorized, on behalf of the City, to enter into such agreements with the State of Connecticut as provide for reimbursement for the tax abatement granted to the owner of Tower One.