

MINUTES
TAX ABATEMENT COMMITTEE MEETING
May 30, 2023
12:00 PM
Via Zoom Meeting

COMMITTEE MEMBERS PRESENT: Sandra L. Dennies, Director of Administration; Tom Cassone, Director of Legal Affairs; Greg Stackpole, Assessor; Bill Napolitano, Tax & Revenue Collector

ALSO PRESENT: Anita Carpenter, Grants Officer; Emmanuel Bouchotte, Grants Account Analyst; Burt Rosenberg, Asst. Corporation Counsel, Jonathan Gottlieb, V.P. Rippowam Corporation

Ms. Dennies called the meeting to order at 12:05 pm. A quorum was present.

Approval of Minutes. Mr. Napolitano moved, and Mr. Stackpole seconded, a motion to approve the minutes of the December 14, 2022 meeting. Mr. Cassone abstained. **The motion carried 3-0-1.**

First Half Billing – Tax Abatement Properties. The Committee discussed Tax Abatement billing for FY 2023-24, Assessment Year 2022 first half billing. A schedule of the Tax Abatement properties, which detailed first half billing for FY 2023-24, was previously distributed.

After discussion, including the fact that the St. John’s Tower’s obligation cannot be determined for FY 2024 until the DSSD sets the mill rate for the district in the beginning of June, Mr. Napolitano moved, and Mr. Stackpole seconded, a motion to accept the schedule for first half billing FY 2023-24. **The motion carried unanimously 4-0-0.**

Tax Abatement Agreement Between the City of Stamford and Oak Park 1 Limited Partnership and Housing Authority of the City of Stamford. Mr. Rosenberg explained that the Oak Park Buildings are being transferred to a tax credit limited partnership and Charter Oak Communities (COC) will no longer be the full owner, therefore, the current tax exemption will no longer apply. Mr. Gottlieb stated that the agreement follows the format that has been used for several previous projects and puts in place the same tax structure that was in place when the property was fully owned by COC.

The Committee discussed a suggestion by the State of Connecticut to change the abatement program’s method of calculation from a percentage of shelter rent to a percentage of the tax base (assessment) for tax abatement agreements. This would be in line with the recent St. John’s Tower agreement.

Mr. Gottlieb will provide more information regarding the number of units. This item will be held until the next meeting.

The meeting adjourned at 12:47 pm.