

(21)

**Ad Hoc Committee
Kennedy Place
Caucus Room, 3rd Floor, City Hall
November 19, 2013**

Chairwoman Colleen Stanley called the meeting to order at 5:39PM

COMMITTEE MEMBERS PRESENT: Chairwoman Colleen Stanley, Jack Knapp and Fred Visconti

ALSO PRESENT: Mayor Mark Boughton, Laszlo Pinter, Deputy Corporation Counsel, Director of Planning Dennis Alpern, Director of Economic Development Bruce Tuomala, Paul Jaber representing Greystar, Dan Bertrum and Director of Greystar Daniel Lee.

Members of the public included Ex-Officio members Mike Haddad and Joe Cavo, City Center Director Andrea Gartner and members of the public. Ex-Officio member Ben Chianese arrived at 5:45pm

Chairwoman Colleen Stanley read a letter written by Mayor Mark Boughton on July 30, 2013 regarding the parcel of land on Kennedy Place. They have been working on a sale of the property which would involve a national company that wishes to develop the site. Mayor Boughton asked that an ad hoc committee be formed to review the tax deferral program that has expired and consider offering it to the new buyer. The new developer would like to modify the current proposal by reducing the number of housing units and develop luxury apartments at the site. Once the terms of the sale have been agreed upon, Mayor Boughton will introduce the organization to the City of Danbury. The economic investment in downtown will represent ten of millions of dollars in direct spending and as approvals are obtained by various city departments, construction will begin.

Mayor Boughton gave a brief overview of the project. Dan Bertrum from BRT purchased the site commonly known as the Amphenol building. A plan was developed for the site and 586 condominiums were approved for the site. The project was put on hold because of the recession. A new site plan has since been developed and Greystar was hired. The Mayor explained that is really considered a tax abatement for 7 years on the increase of improvements to the property. You are only deferring the taxes on the increase to the improvements to the property. Mayor Boughton went on to explain the deferral. After 7 years and all CO's have been issued the city will reap around two million dollars in taxes. The Mayor explained the economic side of the project; direct spending on construction jobs and the economic derivative of the people already living there.

Director of Greystar Daniel Lee gave an overview of the company and provided drawings of the proposed buildings. He gave a detailed overview of 375 brick units that would be built consisting of 60, 1-bedroom rentals, 30, 2-bedroom rentals and 10, 3-bedroom rentals with the possibility of a few studios and amenities space to possibly include a gym, cyber café, pool, etc. Prices would range from \$1,800 to \$1,900 for the smaller units and \$2,600 for the larger units. Discussion with committee members continued regarding the tax deferral process, CO's and enrollment figures.

Mr. Knapp made a motion, seconded by Mr. Visconti to recommend the adoption of a resolution authorizing the development and execution of an Agreement to Defer increase in tax Assessment for property at 1 Kennedy Avenue in Danbury, either as a further authorization from an existing approval to defer assessment for permanent residential housing at this site, or as a new Agreement, subject to a positive recommendation from the Director of Planning, zoning approval for said development and compliance with all provisions of CGS Section 12-65b and City Code Section 18-25. The motion carried unanimously.

Mr. Knapp made a motion, seconded by Mr. Visconti to adjourn at 6:24PM

Respectfully Submitted,

Colleen Stanley, Committee Chairwoman

Jack Knapp

Fred Visconti



RESOLUTION

21-1

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A.D. 2013

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, pursuant to C.G.S. Section 12-65b and Code of Ordinances Section 18-25, Greystar Company seeks to apply for a deferral of assessment increase for property at 1 Kennedy Avenue in Danbury; and

WHEREAS, said property was originally granted a tax deferral and Agreement in May 2005 for the development and construction of permanent residential (condominium) housing by the predecessor owner in accordance with the provisions of said Code; and

WHEREAS, said 2005 Council approval further authorized the assumption of tax deferral contract obligations by a successor purchaser so long as said purchaser agreed to assume such terms; and

WHEREAS, the applicant successor purchaser, Greystar Company, desires to obtain said deferral benefits for the development and construction of (apartment) housing at the same location, and pursuant to the same or similar terms and conditions; and

WHEREAS, it is also recognized that such earlier deferral approval may have, in technical terms, expired, the intent and use of said property in basic form and operation shall remain consistent; and

WHEREAS, upon formal application, the City of Danbury Planning Department will review and consider a recommendation to the City Council the approval of a deferral in accordance with stipulations contained in an **Agreement to Defer Increase in Tax Assessment** attached hereto in proposed form; and

WHEREAS, it is in the best interests of the City of Danbury to offer said assessment benefit, whether such benefit is offered as a successor purchaser or as a new applicant.

NOW, THEREFORE BE IT RESOLVED THAT Mark D. Boughton, Mayor of the City of Danbury, be and hereby is authorized to execute and record an Agreement to Defer Increase in Tax Assessment between the City of Danbury and Greystar Company pursuant to the approvals and conditions contained therein, pursuant to the conditional approval of the Department of Planning, applicable zoning approval and in accordance with the provisions of law.