

~AD HOC REPORT~  
**Tax Exemptions for Habitat for Humanity**  
*Monday, September 26, 2016*

(11)

Chairman Vinny DiGilio called the meeting to order at 5:50 p.m. on Monday, September 26, 2016, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee Members Ben Chianese and Warren Levy. Also present were Robert Yamin, Corporation Counsel; David St. Hilaire, Director of Finance; Dean Esposito, Mayor's Office Chief of Staff; Colleen LaHood, Tax Assessor; Fran Normann, Executive Director at Housatonic Habitat for Humanity; and Mark Lang, Business Manager at Housatonic Habitat for Humanity.

Mr. DiGilio reported the purpose of the meeting is to address a letter that came to the City Council regarding property taxes.

Ms. LaHood commented regarding the quadrennial tax-exempt report to the Assessor's Office - 2013 was the last year to file the report. Housatonic received tax bills from the landlord for the 2013 and 2014 list as premises is being used for the tax-exempt status. Housatonic filed on June 18, 2015; Connecticut Statute 1287 allows a 60 day extension; this was filed after the extension date.

Mr. Chianese inquired whether the State reimburses the City; it does not. He also inquired regarding authority to grant extensions. Mr. St. Hilaire reviewed what occurred in this case. Mr. Yamin commented on State Statute, that the City cannot offer extensions, and stated that with regard to any mailing issue, you are presumed to know your tax obligations.

Ms. Normann commented on a letter regarding the 2013 baseline and noted the address the City has was three addresses ago. They did not receive any notification. They did not purposely not pay or submit the files; as soon as they learned of it, they sent the files within approximately 24 hours. This arrears would be a burden on this non-profit. She responded to Mr. Chianese's inquiry regarding their address.

Mr. Levy commented on State Statute, as well as the good work of the non-profit.

Ms. LaHood commented that a recent printout shows that both years for 51 Austin were paid on August 9, 2016 and a zero balance; it should be checked for certainty with the Collector. The Committee discussed possible solutions, given that a waiver cannot be granted by the City, that the outstanding taxes appear to have been paid, and the issue is now moot. Other possibilities discussed include the entity asking for a grant or donation; however, the landlord would need to be involved. Comments were made regarding the entity approaching the State regarding the issue.

**A motion was made by Councilman Levy, and seconded by Councilman Chianese, to take no action on the request based on the information that it is outside of the City's ability to do so. The motion passed unanimously.**

**A motion by Councilman Chianese, and seconded by Councilman Levy, that the Ad Hoc Committee be adjourned. The motion passed unanimously at 6:25 p.m.**

Respectfully Submitted,  
  
Vinny DiGilio, Chairman  
  
Ben Chianese  
  
Warren Levy