



# CITY OF DANBURY

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155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

## REPORT

April 5, 2005

Mayor Mark D. Boughton  
Members of the Common Council

Re: **Tax Assessment Deferrals – 1 Kennedy Avenue & 30 Crosby Street**

The Common Council Committee appointed to review the request for tax assessment deferrals at 1 Kennedy Avenue and 30 Crosby Street met on March 7, 2005 at 6:00 P.M. in Conference Room 3C in City Hall. In attendance were committee members Saracino, Nagarsheth and Visconti. Also in attendance were Deputy Corporation Counsel Eric Gottschalk, Director of Finance Dena Diorio, Tax Assessor Colleen Velez, Director of Economic Development Jim Bellano, the petitioner Dan Bertram, Attorney Paul Jaber, Brian Doto and Council Members Cavo and Seabury, ex-officio.

Ms. Saracino stated that the purpose of the committee is to determine if the applications meet the intent of the ordinance. Ms. Saracino noted that the Planning Director submitted reports stated that these projects meet the legal criteria of the ordinance.

Attorney Jaber asked for approval and would like the deferral upon the transfer of the unit. He asked that the agreement would authorize the transfer of individual units without coming back to the Common Council for each transfer. He would condition his documents that any purchaser would be subject to comply with the conditions of the City. Mr. Bertram stated that the Crosby Street project will have 115 units and the Kennedy Avenue project will have 500 units.

Mr. Visconti asked if the deferrals would be for five years or seven years? Ms. Saracino stated that the deferrals are for seven years. Attorney Gottschalk stated that if the condominiums are sold within seven years, the deferral follows that condominium. Mr. Visconti asked if there had been any testing done at the sites. Mr. Bertram said two phases had already been completed on the Kennedy Avenue site and the Crosby Street site had previously been remediated. Mr. Seabury asked about the cost of the units and Mr. Bertram said the lowest cost would be \$250,000. Mr. Visconti asked if the clock on the deferral begins when

the shovel is put into the ground. Mr. Bertram said the clock starts when he obtains a certificate of occupancy.

Mr. Nagarsheth made a motion to recommend authorizing the Mayor to execute the agreements in accordance with Section 8-25 of the Code of Ordinances deferring assessment increases attributable to improvements and construction at 1 Kennedy Avenue and 30 Crosby Street for a period of seven years. The committee also recommends that the Common Council grant a blanket approval for the assumption of the contract obligations by future purchasers as long as said purchaser agrees to assume the terms of the contract. Seconded by Mr. Visconti. Motion carried unanimously.

Respectfully submitted,

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MARY SARACINO, Chairman

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SHAY NAGARSHETH

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FRED VISCONTI