

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
REGULAR MEETING
MARCH 25, 2015**

ATTENDANCE: Lydia Martinez, Co-chair; Jack Banta, Co-chair; Eneida Martinez, Michael Marella, Michelle Lyons, Rev. Mary McBride-Lee (6:19 p.m.); Council President Thomas McCarthy (6:19 p.m.)

OTHERS: Council Member Milta Feliciano, Council Member Enrique Torres, Council Member Patricia Swain, Council Member Robert Halstead, Council Member Denese Taylor-Moye; Council Member Alfredo Castillo, David Kooris, OPED Director; Max Perez, OPED Sr. Economic Development Associate, Bill Coleman, OPED Neighborhood Development Director; Mark Anastasi, City Attorney; Christina Smith, Central Grants Office Director; Autumn Hurst, Central Grants Office Grants Writer; James Carmichael, First Baptist Housing, Inc. Executive Director; Mr. Frank Croke, developer; Patrick Carleton, Greater Bridgeport Regional Council; Todd McClutchy, Crescent Crossing representative; Scott Hughes, Bpt. City Librarian

CALL TO ORDER

Council Member L. Martinez called the meeting to order at 6:08 p.m. A quorum was present.

APPROVAL OF COMMITTEE MINUTES OF JANUARY 21, 2015.

- ** COUNCIL MEMBER BANTA MOVED THE MINUTES OF JANUARY 21, 2015.**
- ** COUNCIL MEMBER MARELLA SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

167-13 Proposed request that the City Establishes a Moratorium of future Tax Abatements, Expansions or Proliferation on any not-for-profit organizations.

Council Member Torres spoke briefly about the item. He said that there were many homeowners in Bridgeport were in the lower income brackets and that when developers come in and ask for tax abatements, it puts the burdens on the 80% of the residents. He said that unless the City could explain to the Council that why this is a good idea, the Council should never abate taxes for more than 10 years. He said that he was willing to amend the request, including removing the non-profits. Council Member Torres said that the financial figures include the amounts from Greenwich making the threshold \$80,000 for a family of four. He felt that was unrealistic. He pointed out that there were two abatements requests for discussion on the agenda.

Council Member Lyons asked about the non-profits. Council Member Torres said that it would be important not to expand the non-profit basis.

Atty. Anastasi said that he would give a brief overview. He reminded everyone that there were existing ordinances that govern these issues. He then distributed copies of the relevant ordinances for Tax incentives programs. He said that if the ordinances were to be amended, it would require a public hearing.

Rev. McBride Lee and Council President McCarthy joined the meeting at 6:19 p.m.

Council Member L. Martinez asked about the ordinances. Atty. Anastasi said that the proposal conflicts with the ordinances. Council Member L. Martinez said that it would have been easier if Atty. Anastasi had informed the Committee of this earlier in the process. Atty. Anastasi apologized. Council Member L. Martinez said it was about using the time wisely.

Mr. Kooris came forward and gave a general overview of the taxed agreement properties are only a small percentage of the properties. He said that there were only a handful of sites that were tax revenue. The projects that were requesting abatements were ones that had constrained income. He said that the department has analyzed the impact across the city. The lost revenue from the abated properties would be less than 1% of the total revenue. However, the revenue generated by these abatements would represent 2% for the City. He listed several reasons why a tax abatement would encourage more development and allows the developers to put the capital into the development.

Council Member Denese Taylor-Moye and Council Member Alfredo Castillo joined the meeting at 6:29 p.m.

Atty. Anastasi said that he wanted to be clear that the existing moratorium gives the Council the ability to decide whether to grant abatement.

Rev. McBride-Lee said that she would like to have someone come to Bridgeport without the City paying them to build. She said that there were already 30 year tax abatements on the books, and that having 40 or 50 years was too much.

Council Member Lyons asked Atty. Anastasi if the Council could change it. Atty. Anastasi replied that the Council currently has maximum power and authority to modify or reject the project.

Council Member Torres said that his whole effort was in order for the Council Member to understand the tax abatement ordinance and he felt that a moratorium would give the members time to understand what the ordinance allows them to do.

Council Member Taylor-Moye said that the city is looking for growth and development. She said that there were people who had been up for abatements in the past. Without the development, the areas will remain in a distressed state. In order for a better future for the residents, the Council needs to be careful about what they give away.

Council Member Halstead said that the loophole was that the calculation was based on Fairfield County incomes and Fairfield County was the richest county in the state.

Council Member Feliciano said that the question for OPED would be if there were abatements for the developers, the property owners and taxpayers should also be able to get abatements. Atty. Anastasi said that the Council were restricted by what they could do by the State.

**** COUNCIL MEMBER E. MARTINEZ MOVED TO TABLE AGENDA ITEM 167-13 PROPOSED REQUEST THAT THE CITY ESTABLISHES A MORATORIUM OF FUTURE TAX ABATEMENTS, EXPANSIONS OR PROLIFERATION ON ANY NOT-FOR-PROFIT ORGANIZATIONS IN ORDER FOR THE COMMITTEE MEMBERS TO REVIEW THE CURRENT CITY ORDINANCES GOVERNING TAX ABATEMENTS.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

52-14 Proposed Resolution Authorizing an Affordable Housing Tax Incentive Agreement for property located at 115 Washington Avenue, Washington Heights Senior Apartments.

Mr. Coleman handed out a document titled Welcome to Washington Heights to the Council Members. Mr. James Carmichael came forward to speak about the First Baptist Housing, Inc, a non-profit agency that was established in the 1974. He said that he had brought along 18 residents so that the Committee Members could see who their constituents were. The project was for residents who were making less than 60% of the Average Income Area. He said that 95% of the tenants are on Social Security with a Section 8 subsidy. Because of this, the rents must be kept low. Otherwise, the costs would be to passed to the tenants. The residents have relied on the PILOT in order to live. The PILOT savings allows him to have a security system, and also an advocate to assist the residents. Any money that was made was put back into the apartment complex. The staff and security staff come from the City and some from the county. Increasing the costs means reducing the services to the seniors.

Mr. Coleman explained that the deep abatements of 40 years, which is only used for senior developments. The State gives the City about \$47,000 a year in taxes for Washington Heights. This deal would move the project from Zero to \$105,000 from the non-profit business owner and the State would probably give the City about \$18,000 in support. The abatement would be for 20 years.

Council Member L. Martinez asked how this would compare to the other non-profits. Mr. Coleman said that the information was on a grid in the packet.

Council President McCarthy said that the point has been made in his mind why this would have to be done on a case by case basis. He said that the City has an obligation to the seniors who have lived in the City for all their lives. He also pointed out that seniors don't have children in the school system. Bridgeport is a better community for having the Seniors in the City.

Council Member Lyons asked how the management makes a profit off the deal. Mr. Coleman said that non-profits just keep the money within their corporations. He said that the Department had looked at the books and decided that they could afford to pay the amount of taxes they were proposing. Council Member Lyons said that she wanted to know where the profit would be. Mr. Carmichael explained that the 501-c-3 First Baptist Housing, Inc, was led by a Board. Mr. Carmichael said that the project had a mission of providing affordable housing. He said that he

is a developer in his own right and manages a large number of senior units. If the building was sold, it would need to re-invest the money into Mr. Carmichael said that he doesn't get paid for this position.

Rev. Lee said that she was pleased that the project was re-investing resources in the City.

Council Member E. Martinez asked how much the State would be paying. Mr. Coleman said that his estimate was approximately \$18,000 based on the percentage that the managers will now be paying.

Council Member Halstead asked how many bedrooms. Mr. Carmichael said that there were one and two bedroom units. Mr. Carmichael reviewed the amounts of the rents and said that only people making under \$32,000 could be residents.

Council Member Halstead asked about the debt. Mr. Carmichael reviewed the refinancing that was done in order to

Council Member Halstead asked about the assessment and reminded everyone that there was a reevaluation coming up. Everyone else will have their taxes increased, but this project won't have their taxes increases. Mr. Coleman said that the property will be assessed and this will allow the City to speak to the State asking for more money. Council Member Halstead said that he would not be voting for it. Council Member L. Martinez said that she was aware of his history. Council Member Halstead said that he did not appreciate her comments.

**** COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM
52-14 PROPOSED RESOLUTION AUTHORIZING AN AFFORDABLE
HOUSING TAX INCENTIVE AGREEMENT FOR PROPERTY LOCATED AT
115 WASHINGTON AVENUE, WASHINGTON HEIGHTS SENIOR
APARTMENTS.**

**** COUNCIL PRESIDENT MCCARTHY SECONDED.**

**** THE MOTION PASSED WITH FOUR IN FAVOR (MARELLA, MCCARTHY,
MCBRIDE-LEE AND BANTA) AND TWO AGAINST (LYONS, E MARTINEZ).**

Rev. McBride left the meeting at 7:15 p.m.

RECESS

Council Member L. Martinez announced a recess at 7:15 p.m. She reconvened the meeting at 7:18 p.m.

49-14 Proposed Resolution Authorizing the Acquisition and Disposition of Redevelopment Property in accordance with the Lower East End Municipal Development Plan and Ordering a Public Hearing Relative to the same.

Mr. Coleman introduced Mr. Braxton was present to the Committee. He directed everyone's attention to the map at the back of the packet he distributed. Mr. Coleman then gave a brief history of the parcels. He also indicated that Mr. Scott Hughes, the head librarian was present.

He said that now that the City had acquired a number of parcels on this block, it was time to move the project forward.

Mr. Coleman said that he had hopes of having an appropriately sized market there. The parcels have been purchased with Federal funds for housing.

Council Member Lyons said that as a representative of the North End and her district did not qualify for CDBG funding. She said that she would like to hear from Council Member E. Martinez about this area. She added that any decisions that are written down and solid for the East End. She said that she knew what it was like to have promises made and not fulfilled. She said that she would like to know that this was what the people on the East End really want.

Council Member E. Martinez asked who was on the Redevelopment Agency. Mr. Coleman named the current commissioners but added that the City was not looking to use the BRA, but would rather do it as the City.

Council Member E. Martinez said that in reading the proposal and it uses the word "potential". She pointed out that there were no details in the proposal and added that the NRZ was last contacted three years ago about this project.

Council Member E. Martinez said that the City continues to use eminent domain to take property. She said that it was wrong to take a property and then wait 20 years to develop. She said that she wanted to insure that Mr. Braxton would be fairly compensated.

Council President McCarthy rejoined the meeting at 7:34 p.m.

Council Member E. Martinez requested that the item be tabled so that the Council Members could be brought up to speed and the NRZ contacted for input.

Council Member Banta said that he was he was in favor of tabling the item but would probably vote in favor of the proposal when it was presented again.

**** COUNCIL MEMBER E. MARTINEZ MOVED TO TABLE ITEM 49-14
PROPOSED RESOLUTION AUTHORIZING THE ACQUISITION AND
DISPOSITION OF REDEVELOPMENT PROPERTY IN ACCORDANCE WITH
THE LOWER EAST END MUNICIPAL DEVELOPMENT PLAN AND
ORDERING A PUBLIC HEARING RELATIVE TO THE SAME WITH THE
RECOMMENDATION THAT MR. COLEMAN SETS UP A MEETING WITH
THE NRZ.**

Council President McCarthy suggested that the Committee schedule a public hearing. Council Member E. Martinez said that she wanted to table it for the NRZ before the public hearing.

**** COUNCIL MEMBER LYONS SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

27-14 Grant Submission: re US Environmental Protection Agency (EPA) for a FY2015 Brownsfield Cleanup Grant Program for the property located at 141 Stratford Avenue. (#15374).

Ms. Renu Gupta, from the Grants Office distributed copies of the information for a brown field clean up grant. Mr. Frank Croke, the project developer, spoke about the site and noted that there was significant contamination. The parcel involved would require a \$40,000 match. Ms. Gupta said that this request is only to submit the grant application.

Council Member Feliciano asked for clarification. Mr. Kooris said that there were too many variables in the project right now, but that the City needed to demolish the building. If a developer is not in place, the City would take the funds for the matching grant out of demolition funds. Council Member Feliciano pointed out that these were still the same funds used for the burned out buildings. Mr. Kooris said that this was so.

**** COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM
27-14 GRANT SUBMISSION: RE US ENVIRONMENTAL PROTECTION
AGENCY (EPA) FOR A FY2015 BROWNSFIELD CLEANUP GRANT
PROGRAM FOR THE PROPERTY LOCATED AT 141 STRATFORD AVENUE.
(#15374)**

**** COUNCIL PRESIDENT MCCARTHY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

28-14 Grant Submission: re US Environmental Protection Agency (EPA) for a FY2015 Brownsfield Cleanup Grant Program for the property located at 173 Stratford Avenue. (#15407).

Ms. Gupta gave a very brief overview of the grant proposal.

**** COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM
28-14 GRANT SUBMISSION: RE US ENVIRONMENTAL PROTECTION
AGENCY (EPA) FOR A FY2015 BROWNSFIELD CLEANUP GRANT
PROGRAM FOR THE PROPERTY LOCATED AT 173 STRATFORD AVENUE.
(#15407).**

**** COUNCIL PRESIDENT MCCARTHY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

29-14 Grant Submission: re State Department of Energy and Environmental Protection for Wayne Street Park Improvements Project. (#4P764)

Mr. Steve Hladen, Special Project Manager for the Parks Department, came forward to present the item. He said that this particular project would be done with State funds and not cost the City anything. This project would provide access to the Rooster River and also improve the area.

Council President McCarthy said that when he first joined the Council 14 years ago, this building was fire bombed and became a shell. The Bridgeport Housing Authority took down the building and the parcel was turned back to the City. There is no area for the children to play in that area,

so they play in the street. He said that one other issue was that this area would retain some of the overflow water from the Rooster River.

Council Member Lyons said that she had fond memories of the area and while the area has seen a downturn, having the park there would help upgrade the area. It would also

- ** COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 29-14 GRANT SUBMISSION: RE STATE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION FOR WAYNE STREET PARK IMPROVEMENTS PROJECT. (#4P764).**
- ** COUNCIL MEMBER E. MARTINEZ SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

31-14 Grant Submission: re National Endowment for the Arts (NEA) for our Town Grant Program. (#16285)

Ms. Autumn Hurst, the Central Grants writer, came forward to speak about the grant. The Trust for Public Land, a non-profit organization would provide the matching funds for the National Endowments for the Arts grant request. Mr. Hladen then spoke about the overall project at Johnson Oak and the Tisdale School.

- ** COUNCIL MEMBER L. MARTINEZ MOVED TO APPROVE AGENDA ITEM 31-14 GRANT SUBMISSION: RE NATIONAL ENDOWMENT FOR THE ARTS (NEA) FOR OUR TOWN GRANT PROGRAM. (#16285).**
- ** COUNCIL MEMBER E. MARTINEZ SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

39-14 Grant Submission: re IBM Smarter Cities Challenge Grants Program. (#16207)

Ms. Hurst and Ms. Christine Smith, the Grants Coordinator came forward to speak about the grant funding. Council Member Feliciano asked where the list of non-profits was that would profit from this. Ms. Smith explained that having the list of the various non-profits would help if the City wanted to partner with a Bridgeport non-profit.

Council Member Lyons asked if this had to do with the National League of Cities. Ms. Smith said that she did not think so.

- ** COUNCIL MEMBER LYONS MOVED TO APPROVE AGENDA ITEM 39-14 GRANT SUBMISSION: RE IBM SMARTER CITIES CHALLENGE GRANTS PROGRAM. (#16207).**
- ** COUNCIL MEMBER E. MARTINEZ SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

33-14 Proposed Resolution authorizing the Disposition of Certain City-Owned Properties by Auction, by Sale to Abutter, or by Sale to Community Based Housing Development Corporations and Ordering a Public Hearing Relative to same.

Mr. Perez came forward to present the item. He said that there were two additional properties.

****COUNCIL MEMBER MARELLA MOVED TO AMEND THE LIST BY
ADDING 6 MADISON COURT AND 104 JOURMIRE ROAD TO THE LIST
BEING SOLD.**

**** COUNCIL MEMBER BANTA SECONDED**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Perez displayed a decision flow chart. Council Member Swain asked if they could get copies of the chart. Mr. Kooris said that he would email a PDF to the Council Members. he then reviewed the details of how the decisions are made.

Council Member Lyons said that the property at Jourmire Road had given her agitate and wanted to know how long the City had owned the parcel. Mr. Perez said that the City acquired the parcel between 120 and 180 days ago. Council Member Lyons said that she had concerns about this house being renovated and being flipped to Sacred Heart students.

Council President McCarthy asked if these items had been to the City Hall Committee. Mr. Perez said that they had.

Council Member Halstead asked if there had been a strategy for having some financing for home ownership. Mr. Kooris that they had considered that. Mr. Perez said that Habitat usually did something like this. Council Member Halstead said that the City should take a page out of Habitat's playbook.

Council Member E. Martinez said that the Council Members should get a list of the properties. Mr. Perez said that he would send the information

**** COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA
ITEM 33-14 PROPOSED RESOLUTION AUTHORIZING THE DISPOSITION
OF CERTAIN CITY-OWNED PROPERTIES BY AUCTION, BY SALE TO
ABUTTER, OR BY SALE TO COMMUNITY BASED HOUSING
DEVELOPMENT CORPORATIONS AND ORDERING A PUBLIC HEARING
RELATIVE TO SAME AS AMENDED.**

**** COUNCIL MEMBER L. MARTINEZ LYONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER E. MARTINEZ MOVED TO RECOMMEND THAT
FULL COUNCIL PUBLIC HEARING BE SCHEDULED FOR ITEM 33-14.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**34-14 Proposed Resolution authorizing the Disposition of 157 William Street and
Ordering a Public Hearing Relative to the same.**

Mr. Perez said that there was a property on 157 William Street. Bass Construction is the abutter. He said that the purchaser will have to clean the back of 175 and 165 and install a driveway to create parking in the rear of the property. The construction debris must be moved off site.

Council Member Halstead asked who owns 220 Knowlton Street. Mr. Perez said that it was the junkyard.

**** COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM
34-14 PROPOSED RESOLUTION AUTHORIZING THE DISPOSITION OF 157
WILLIAM STREET AND ORDERING A PUBLIC HEARING RELATIVE TO
THE SAME.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER E. MARTINEZ MOVED TO RECOMMEND A FULL
COUNCIL PUBLIC HEARING BE SCHEDULED.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**41-14 Grant Submission: re State Connecticut Office of Policy and Management
FY2015 Regional Performance Incentive Program – for Statewide GIS Ortho-Imagery
Flight.**

Mr. Patrick Carleton, of the Greater Bridgeport Regional Council came forward to present the item. He said that the City would receive GIS information on the various footprints of the buildings, roads and other items. There is no requirement for matching funds from the City. The Greater Bridgeport Regional Council would coordinate the project and would be available for planning process.

Council Member Swain asked about agreement. Mr. Carleton said that if there was any documentation involved, the Mayor would be required to sign them. He said that ever three to four years, the GBRC has a aerial flight over the area. This year, the State wants to have economy of scale and they are doing it statewide.

Council Member Halstead said that he goes onto the City website to access the GIS system. Mr. Carleton said that it would.

**** COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM
41-14 GRANT SUBMISSION: RE STATE CONNECTICUT OFFICE OF
POLICY AND MANAGEMENT FY2015 REGIONAL PERFORMANCE
INCENTIVE PROGRAM – FOR STATEWIDE GIS ORTHO-IMAGERY
FLIGHT.**

**** COUNCIL MEMBER E. MARTINEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Council member Banta left the meeting at 8:30 p.m.

42-14 Grant Submission: re State Connecticut Office of Policy and Management FY2015 Regional Performance Incentive Program – Public Works Tracking Platform.

Mr. Carleton said that this involved authorizing to apply for a different project that is a public tracking system for vehicles for more efficient fleet management. This would develop the actual platform (the server) for the information.

**** COUNCIL MEMBER E. MARTINEZ MOVED TO APPROVE AGENDA
ITEM 42-14 GRANT SUBMISSION: RE STATE CONNECTICUT OFFICE OF
POLICY AND MANAGEMENT FY2015 REGIONAL PERFORMANCE
INCENTIVE PROGRAM – PUBLIC WORKS TRACKING PLATFORM.**

**** COUNCIL MEMBER MARELLA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

48-14 Grant Submission: re Connecticut Trust for Historic Preservation Maintenance and Repair Grant Program. (#15209)

Council Member L. Martinez said that this item had been removed from the agenda. Council Member Halstead asked about the removal of the item. Council Member L. Martinez explained that she had received an email from the City Clerk saying the item had been removed.

50-14 Proposed Resolution Authorizing the City to Accept the Donation of the property located at 560 North Washington Avenue, Unit #9.

Mr. Coleman said that this was a donation. He then indicated where this property was located and said that there were three other neighboring parcels that the City had acquired via foreclosure. Council Member Lyons asked how the City determined how the dumpsters were illegal there. A brief discussion of the details followed.

**** COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM
50-14 PROPOSED RESOLUTION AUTHORIZING THE CITY TO ACCEPT
THE DONATION OF THE PROPERTY LOCATED AT 560 NORTH
WASHINGTON AVENUE, UNIT #9.**

**** COUNCIL MEMBER E. MARTINEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

23-14 Proposed Resolution Authorizing a Tax Incentive Agreement for Crescent Crossings II Project, a 84-unit Mixed-Income, Affordable Housing Development, located at 252 Hallett Street for the purpose of Ordering a Public Hearing relative to the same only.

Mr. Kooris reminded everyone about the details of the project. it is a request for 40 year abatement. Mr. Todd McClutchy was present to speak about the development. Phase 1A has received an approval from Zoning and ECDCE and is fully financed.

Phase 1A had 33% replacement units. This phase will have 20% one bedrooms, 50% two bedrooms and 30% three bedrooms.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO AMEND THE RESOLUTION BY SUBSTITUTION ON THE SECOND PAGE, THE FIRST “WHEREAS” FROM:**

" EARNING LESS THAN 60% OF THE AREA MEDIAN INCOME"

TO: "EARNING UP TO 80% OF THE AREA'S MEDIAN INCOME."

**** COUNCIL MEMBER MARELLA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Council Member Feliciano asked where there veteran's units were in the resolution. Mr. Coleman said that it was not included. He reminded everyone that this resolution had been submitted in January, but the meeting was cancelled.

Council Member Halstead asked if there had been any attempt to give some of the parcel to Habitat. Mr. Kooris said that the property was not City property but controlled by the Bridgeport Housing Authority. The BHA followed the protocol in the RFP and chose two co-developers.

Council Member Halstead said that there were a number of vacant houses because the taxes were so high and these should be given to others for home ownership. Mr. Kooris said that there was net benefit to the City from these types of arrangements.

Council Member Lyons said that she had difficulty with long term tax abatements. She added that Council Member Feliciano had a question about the number of veterans units.

Council Member L. Martinez said that she also had concerns about the fact that the schools in the area are already fully. She said that the veterans were not being taken care of and 40 years is too long. She said that there should be something given back to the community.

Council Member Marella reminded everyone about a recent event where that there was a 20 year tax abatement years given, and as soon as the tax abatement expired, the owner sold the building.

Council Member Taylor-Moye said that there was something being given back to the community because there would be quality housing. As a stepping stone, getting growth and development for the City, this would be a great deal for the City. The City needs new developments.

Council President McCarthy asked about the resolution. Mr. Kooris said that resolution had been drafted before the request for the veteran's units was made.

Council President McCarthy said that he would like to know about the school. Mr. Kooris said that he had spoken to the Board of Education about this. He said that the District's projections for enrollment in the upcoming years indicated a decline. Council Member L. Martinez disagreed.

Mr. McClutchy said that the reason why they want to do both parts is to create a neighborhood. Mr. Kooris said that there would be significant developments such as upgrades to sewer, water, and streets.

Council President McCarthy asked what the timelines for residents moving in. Mr. McClutchy said that they are looking at moving people into the first 93 units in 2017. Council Member L. Martinez said that she didn't think it would be right to approve this now. Mr. Kooris said that there were applications that would have to be submitted to the State and to the banks.

Council President McCarthy said that there was a problem and tabling this in an effort to make the problem go away. Council Member L. Martinez said that they had to get information about the school issues. Council Member E. Martinez said that the resolution had not included the veterans unit.

Council Member Halstead said that this seemed like a City was being planned. Mr. Kooris said that there were multiple plans

**** COUNCIL MEMBER MARELLA MOVED TO AMEND THE RESOLUTION BY INCLUDING THE FOLLOWING:**

NOW THEREFORE, BE IT RESOLVED THAT APART FROM ANY PUBLIC HOUSING REPLACEMENT UNITS, SIX (6) OF THE MOST DEEPLY AFFORDABLE UNITS IN THE PROJECT (WITH THREE IN PHASE 1 AND THREE IN PHASE 2) SHALL BE RESERVED FOR VETERANS HOUSING.

**** COUNCIL PRESIDENT MCCARTHY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

Council Member L. Martinez said that she would like more information on the project and was going to table it.

**** COUNCIL MEMBER L. MARTINEZ MOVED TO TABLE AGENDA ITEM 23-14 PROPOSED RESOLUTION AUTHORIZING A TAX INCENTIVE AGREEMENT FOR CRESCENT CROSSINGS II PROJECT, A 84-UNIT MIXED-INCOME, AFFORDABLE HOUSING DEVELOPMENT, LOCATED AT 252 HALLETT STREET FOR THE PURPOSE OF ORDERING A PUBLIC HEARING RELATIVE TO THE SAME ONLY.
** COUNCIL MEMBER E. MARTINEZ SECONDED.
** THE MOTION PASSED WITH THREE IN FAVOR (L. MARTINEZ, E. MARTINEZ, AND LYONS) AND TWO AGAINST (MARELLA AND McCARTHY).**

ADJOURNMENT

**** COUNCIL PRESIDENT MCCARTHY MOVED TO ADJOURN.
**COUNCIL MEMBER LYONS SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:17 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services