

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **TOWN GREEN SPECIAL SERVICES DISTRICT**, FY 2012-2013 budget and imposing a levy as municipal tax levy (Town Green Special Services District).
REPORT: 1465-14
ADVICE: Approval

BACKGROUND

On behalf of the Board of Commissioners of the Town Green Special Services District (SSD), Winfield Davis, the Interim Executive Director, requests the approval of the Board of Aldermen for the imposition of a tax levy on the taxable properties within the SSD for the fiscal year 2012-2013 budget. The Board of Commissioners requests that the Board of Aldermen approve the Town Green tax levy investment of \$140,000. The proposed tax levy is **1.80** mills covering the period between July 1, 2012 and June 30, 2013 as approved by the Town Green's Board of Commissioners on March 16, 2012.

This SSD, authorized in 1996 in accord with State Statute, allows approximately 300 downtown property owners including the City, Yale University, and AT&T, to tax themselves above and beyond what they pay to the City in property taxes. The Board of Commissioners of the District is responsible for recommending to the Board of Aldermen the imposition of a levy on properties within the district based upon a budget approved by a majority of the Board every year. This year the Board voted to recommend decreasing the mil rate levy from 1.85 to 1.80 for the proposed fiscal year.

PLANNING CONSIDERATIONS

Town Green SSD provides services to create a clean, safe, and attractive environment, laying the foundation for investment in the downtown area and protecting the significant investment that has already been made in downtown. That investment includes attracting new commercial businesses, restaurants, retailers, and creating more downtown residential opportunities. A vibrant downtown leads to more jobs, increases in property values, and increases tax revenues, ultimately improving the quality of life for New Haven residents.

In the past year services with the District have included maintenance and beautification of public sites: including Temple Street Plaza, Pitkin Plaza State Street Median, Federal/ Millennium Plaza, the Lot on Chapel Street, all downtown bus stops and the outer perimeter of the New Haven Green. There has also been removal of snow from crosswalks; supplemental cleaning and ambassador services at all city-wide events in the downtown such as parades, the International Festival, and concerts on the Green, etc. For example, the Town Green spent \$4000+ on the clean up after the St. Patrick's Day parade alone.

Furthermore, Town Green services extend to general clean up and graffiti removal of all properties including the government owned properties within the district such as 200 Orange Street, City Hall, Shubert Theater, Crown Street and Temple Street garages, Coop High School and soon, Gateway Community College as well as removal of trash from downtown trash receptacles; and operating the INFO Visitor's Center at Chapel and College. Town Green continues emptying the sidewalk trash cans daily because Public Works can no longer provide this daily service. The Commission endorses the concept of a Special Services District in neighborhoods with a commercial core. It believes that such districts can effectively promote economic development and neighborhood interests, and that sufficient safeguards exist so that neither the City nor the District assumes undue risks or burdens.

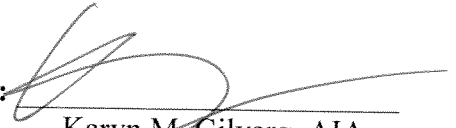
The City holds representation in the Town Green SSD as a Class D member, and contributes at least \$100,000 per Ordinance requirements as a payment in lieu of taxes (PILOT). The submission points out that if the City's properties were assessed for the additional services the District provides using the Town Green's mil rate, the City's contribution would be \$330,000, more than twice the \$140,000 PILOT amount this year.

ADVICE

Approval

ADOPTED: May 16, 2012
Edward Mattison
Chair

ATTEST:



Karyn M. Gilvarg, AIA
Executive Director