

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: CHAPEL WEST SPECIAL SERVICES DISTRICT, FY 2011-2012 budget and imposing a levy as municipal tax levy (Chapel West Special Services District).

REPORT: 1450-11

ADVICE: Approval

BACKGROUND

On behalf of the Chapel West Special Services District (SSD), the Board of Commissioners requests the approval of the Board of Aldermen for the imposition of tax levy on the taxable properties within the SSD for the fiscal year 2011-2012 budget. The mil rate for the District has been set at 2.5 by the Board of Commissioners at their annual meeting held on February 24, 2011, the same as the last two years. Several on going activities are proposed this year within the District such as participation in the City's façade renovation grant program and expanded street sweeping program, due to new revenue to come from expansion of the district boundaries. The proposed budget for 2011-2012 is \$290,000.00, a \$3,000 decrease from last year.

The Chapel West SSD generally includes all properties along Chapel Street between York Street and Sherman Avenue, and on Howe Street between George and Elm Streets (See Section 35 of the City's Code of Ordinances). Scattered additional properties on cross streets are also included. Approximately 200 properties are included, of which some are tax-exempt publicly used properties. This district was created in July, 1986 based on the procedures outlined in the State enabling legislation, Chapter 105 A (Section 7-339m-t) of Connecticut General Statutes (CGS) entitled Municipal Special Services Districts (See CPC reports 1020-02, 1094-05, 1037-03, 1389-20, and 1395-36, and 1428-11). According to Chapter 105A of the CGS, the Board of Aldermen may establish such a district *to promote the economic and general welfare of its citizens and property owners through the preservation, enhancement, protection, and development of the economic health of such municipality*. Chapel West SSD was designated a neighborhood planning agency in 2006 (CPC 1389-20) and has formed a master plan for the area which has recently triggered a proposal for rezoning to BD-1, currently before the Board of Aldermen.

The Board of Commissioners of the District (nine members) 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. Based on the Code of Ordinances (Section 35), the proposed levy every year should not exceed 75% of the assessed value of a property unless approved by a majority of all affected taxpayers. The levy is collected with real estate taxes and held by the City and disbursed to the District in accord with its annual budget.

PLANNING CONSIDERATIONS

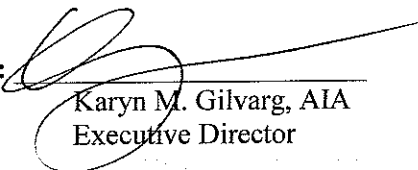
The goal of the Chapel West Special Services District, like the other SSDs in the City, as exemplified by years of work is to create a physical environment along Chapel West where crime prevention, beautification, lighting, and growth of the businesses enhance the area.

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.

ADVICE

The Commission supports the tax levy proposal for the Chapel West SSD for the fiscal year 2011-2012 and recommends that the Board of Aldermen adopt the proposed Order to allow the goals of the District to be realized.

ADOPTED: May 18, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director