

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** GRAND AVENUE SPECIAL SERVICES DISTRICT, FY 2011-2012 budget and imposing a levy as municipal tax levy (Grand Avenue Special Services District).  
**REPORT:** 1450-14  
**ADVICE:** Approval

### BACKGROUND

On behalf of the Grand Avenue Special Services District (SSD), Frank Alvarado, Chairman of the Grand Avenue Special Services District (GASSD), 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 2011-2012 budget, by considering it as a municipal tax levy. The proposed levy for the FY 11/12 is **1.25 mils** based on a vote by the SSD Board of Commissioners on February 28, 2011, an increase of .25 mils over the rate of the last two fiscal years (see CPC 1439-14, 05/21/10). The SSD Board of Commissioners also approved a proposed budget for FY 11/12 of approximately \$40,000 (\$40,910 total projected revenue - \$39,800 projected expenses = \$1,100 surplus).

The Grand Avenue SSD generally consists of the properties fronting on Grand Avenue between the Mill and Quinnipiac Rivers totaling roughly 217 parcels, which include both taxable and publicly used non-taxable parcels. It was adopted in December 2008 as the City's fifth SSD with the other SSDs in the City being the Town Green SSD, Ninth Square SSD, Whalley Avenue SSD and the Chapel West SSD (See Section 37 of the City Code of Ordinances and CPC report 1423-11 dated 12/17/08). The Town Green and the Ninth Square SSD have since been combined into a single Downtown District.

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. Based on the Code of Ordinances (Section 37), 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 Grand Avenue Special Services District is to create a physical environment along Grand Avenue where crime prevention, beautification, lighting, and growth of the businesses enhance the area. Major advantages towards achievement of the goal include cleaning and maintenance, security, marketing and the enhanced power provided to a group that would otherwise not be available to individual property owners.

### ADVICE

The Commission has observed the progress of the Grand Avenue SSD in its first two years since its establishment, supports the tax levy proposal for the fiscal year 2011-2012 and recommends that the Board of Aldermen adopt the proposed levy and budget to allow the vision of the Fair Haven neighborhood to continue.

**ADOPTED:** April 20, 2011  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director