

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** CHAPEL WEST SPECIAL SERVICES DISTRICT, Imposition of Tax Levy as municipal tax levy and fiscal year 2010-2011 budget (Chapel West Special Services District).

**REPORT:** 1439-13

**ADVICE:** Approval

### BACKGROUND

On behalf of the Chapel West Special Services District (SSD), Brian McGrath, the business manager of the District 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 2010-2011 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, 2010, the same as last year. Several new activities are proposed this year within the District such as participation in the City's façade renovation grant program and expanded sweet sweeping program, due to new revenue to come from expansion of the district boundaries (see CPC 1439-12). The proposed budget for 2010-2011 is \$293,000.00, a \$10,000 increase over 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 though the preservation, enhancement, protection, and development of the economic health of such municipality.*

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 2010-2011 and recommends that the Board of Aldermen adopt the proposed Ordinance Amendment to allow the goals of the District to be realized.

**ADOPTED:** April 21, 2010  
Edward Mattison  
Chair

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