

# **Minutes of Special Meeting**

Tax Partnership Screening Committee  
June 23, 2016

The Tax Partnership Screening Committee conducted a Special Meeting on Thursday, June 23, 2016 in Room 213 of Stratford Town Hall, 2725 Main Street, Stratford, CT pursuant to notice duly posted.

**I. Call to Order:** Chairman Antezzo called the meeting to order at 5:30 p.m.

**Present:** Council members Marianne Antezzo, Wali Kadeem, and Tina Manus; Economic Development Commission representatives John Dobos and Christopher Pia; ex officio members: Tax Assessor Melinda Fonda and Economic Development Director Karen Kaiser.

## **II. New Business**

A. 300 Sperry Avenue Owner: Burns Family Limited Partnership  
Review of the application took place. Questions were posed to the applicant re: Building information and specifications, landscaping/site. The cost of this project is \$1,322,766. The project consists of demolition of outdated and worn structure and to construct a new larger structure. Two-year abatement is: year #1 – 44%; year #2 – 58%

A MOTION WAS MADE BY MS. MANUS, SECONDED BY MR. DOBOS TO APPROVE THE TAX ABATEMENT FOR 100% FOR 2 YEARS FULL ABATEMENT AS PER PAST PRACTICES AND SEND TO THE TOWN COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

Discussion took place re: ambiguities of the town code Article 5, §191-, §191-10, et. sec. relating to past practices for tax abatements.

A MOTION WAS MADE BY MS. MANUS, SECONDED BY MR. KADEEM REFER THE ORDINANCE TO COUNCIL FOR REVIEW, REVISION, CLARIFICATION AND/OR EXPANSION. THE MOTION PASSED UNANIMOUSLY.

B. 333 Lordship Blvd Owner: Connecticut Distributors Inc. Representatives John Park – President and Bill Steindl – Compliance Manager were in attendance. Representatives stated that 30 new employees will be added. Questions were posed to Messrs. Park and Steindl. Ms. Manus reiterated the previously posed question to the representatives re: construction and demolition, accounting/tabulation information. The representatives said that no information has changed or added.

A MOTION WAS MADE BY MR. KADEEM, SECONDED BY MR. DOBOS TO APPROVE AND REFER TO TOWN COUNCIL FAVORABLY AT 100% TAX ABATEMENT FOR \$5,000,000 FOR 3-YEARS AS BASED ON PAST PRACTICES. THE MOTION PASSED UNANIMOUSLY.

- C. 425 Hawley Lane Owner: Second Avenue Development II LLC — James Fitzpatrick – owner – was in attendance. He distributed a document re: Project Description, Tax Abatement program application, Certificate of occupancy, Tax Bills, property assessment value, proposed floor plan of medical/professional building on 1.1 acres of land.

A MOTION WAS MADE BY MS. MANUS, SECONDED BY MR. KADEEM, APPROVE 2-YEAR FULL ABATEMENT, TAXABLE AS OF OCT. 1, 2018 (TAXES DUE: OCT. 1, 2019) BASED ON PAST PRACTICES AND REFER TO COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

**III. Adjournment:** Hearing no other business to discuss, Mr. Kadeem made a motion to adjourn the meeting. The motion was seconded by Ms. Manus and passed unanimously at 6:55 p.m.

Respectfully Submitted,

Carol Cabral, Secretary