

Board of Selectmen
Special Meeting

May 7, 2019
3:00 P.M. Town Hall

Present: Bruce Adams, Chris Garrity and Jeff Parkin.

Also present: Patty Braislin and Attorney Randy DeBella.

Mr. Adams called the meeting to order at 3:00 p.m.

Mr. Adams made a motion to move to Executive Session to discuss a tax abatement agreement with Kent Village Housing for the Elderly at 3:05 p.m. and invite Attorney Randy DeBella and Assessor Patty Braislin into Executive session. Mr. Parkin seconded the motion and the motion carried,

Mr. Adams made a motion to come out of Executive Session at 3:45 p.m. Mr. Garrity seconded the motion and the motion carried.

Mr. Garrity made a motion to present the proposed tax abatement agreement to the Kent Village Housing for the Elderly (attached). Mr. Adams seconded the motion and the motion carried.

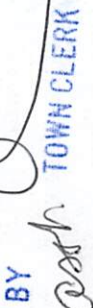
Mr. Adams made a motion to adjourn the meeting at 3:48 p.m. Mr. Garrity seconded the motion and the motion carried.


Joyce Kearns
Administrative Assistant

These are draft minutes and the Board of Selectmen at the subsequent meeting may make corrections. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

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KENT TOWN CLERK

2019 MAY 13 P 2:59

BY  TOWN CLERK

TAX ABATEMENT AGREEMENT

THIS AGREEMENT is made this ____ day of May, 2019 by and between the Town of Kent, Connecticut (“Town”) and Kent Village Housing for the Elderly, Inc. (“KVHE”).

WHEREAS KVHE provides 24 residential units of low and moderate income housing within the Town for eligible elderly persons at below market rates, and

WHEREAS on May 14, 1976 the Town’s legislative body has enacted Section 18-3 of the Kent Code of Ordinances entitled “Tax Abatement to Low and Moderate Income Housing” (“Ordinance”) which authorizes the Board of Selectmen (“Board”) to enter into real estate tax abatement contracts with owners of low and moderate income housing, and,

WHEREAS KVHE has requested abatement and appears to be eligible for such relief pursuant to the terms of the Ordinance, and

WHEREAS KVHE intends to continue to provide and maintain such housing, and

WHEREAS in recognition of the importance of affordable elderly housing within the Town the Board desires to provide abatement assistance as authorized by the General Statutes and the Ordinance,

NOW, THEREFORE, in consideration of the covenants and promises herein set forth, the parties agree as follows:

- 1. KVHE shall continue to keep all residential units as elderly, low and moderate income housing, as defined by statute as amended from time to time, and shall maintain those restrictions for the entire term hereof;**
- 2. Only the residence units shall be subject to abatement and the tax attributable to the barn on the KVHE premises shall not be subject to abatement;**
- 3. The taxes attributable to the KVHE residential units shall be partially abated each year for a term of ten (10) Fiscal Years (“FY”) commencing July 1, 2019 (FY 2019-2020) and continuing through July 1, 2027 (FY 2027-2028), ending June 30 2028 (“Term”), which abatement shall be calculated as a percentage of the whole attributable to the residential units for each year of this Agreement and shall be calculated on an annual basis as set forth below.**
- 4. The abatement shall be pro-rata over the Term, and shall result in the following annual abatements in the KVHE tax liability from the gross annual tax liability that would be fully due and payable but for this Agreement:**

- a. 70% reduction for the first FY (2019-2020).
- b. 70% reduction for the second FY (2020-2021).
- c. 70% reduction for the third FY (2021-2022)
- d. 60% reduction for the fourth FY (2022-2023).
- e. 50% reduction for the fifth FY (2023-2024).
- f. 40% reduction for the sixth FY (2024-2025).
- g. 30% reduction for the seventh FY (2025-2026).
- h. 20% reduction for the eighth FY (2026-2027).
- i. 10% reduction for the ninth FY (2027-2028).

The abatement shall terminate on June 30, 2028 .

- 5. KVHE shall and does hereby waive and forego any tax appeal for each tax year of the Term, including the year of inception, and the Town shall continue the abatement for the entire Term provided all 24 HVHE residential units and occupants remain eligible under the Ordinance and state mandated income and rental parameters are complied with by KVHE.
- 6. The Town shall have the right, upon reasonable notice, to inspect KVHE books of account to ensure continued residents' and rental guideline eligibility for low and moderate income elderly housing.

Dated at Kent this _____ day of May, 2019

Witnesses

Kent Village Housing for the Elderly, Inc.

By _____
Tegan Gawel, Its President

Town of Kent

By _____
Bruce Adams, First Selectman