

**PUBLIC HEARING
TAX ABATEMENT
Monroe, Connecticut
DRAFT MEETING MINUTES**

November 14, 2016 – 7:30 PM – Council Chambers and Public Participants

Present:

Chairman Frank Lieto	Councilmember Kenneth Kellogg
Vice Chairman Enid Lipeles	Councilmember Dee Dee Martin
Councilmember Phyllis Kansky	Councilmember Sean O'Rourke
Councilmember Nicholas Kapoor	Councilmember Kevin Reid

Absent:

First Selectman Stephen J. Vavrek, Councilmember Terry Rooney

A Public Hearing for tax abatement on property listed as 35 Cambridge Dr.; Mondail Automotive was held on November 14, 2016 at 7:30 p.m. in the Council Chambers of the Monroe Town Hall.

Applicant Showky Kaldawy of 99 Staples Rd. Easton, CT, 06612 requested Tax Abatement for new commercial building and business to be considered. All ordinances/documents needed for consideration had been present to all necessary Committees. L&A and Town Council reviewed proposal prior to Public Hearing, yet had additional questions prior to making a decision.

Chairman Lieto stated that Mr. Kaldawy presented Mr. Kaldawy prepared thoughtful and detailed accounts of his business. New construction of building will be completed by end of first quarter of 2017. Building proposed improvement estimated value is \$1,575,000.00 dated September 2, 2016. Business will contain office, retail, workshop and warehouse space. Mr. Kaldawy indicated they anticipated they would be hiring 10 employees to work in new space in different capacities and that he expected to hire people from the local area.

Abatement applied for was for maximum allowances which would be equivalent to 30% per year for a 3 year term. Current assessed total for the improvement is valued as \$1,575,000.00, which was estimated on September 2, 2016.

Based on Rich Lasky's calculations the following example was proposed in the Minutes dated September 8, 2016

If assessed at \$800,000 upon completion

- Abatement is 30% for 3 years
- Mill Rate is 35
- Taxes= \$28,000
- Taxes with Abatement for 3 years is \$20,000
- Abatement Savings is \$8,800 per year for 3 years

Mr. Kellogg state that this ordinance exists to help individuals invest in Monroe as permanent Grand List additions and tax revenues.

Mr. Kaldawy was informed that Town Council would be in contact November 15, 2016 with actions taken.

PUBLIC PARTICIPATION

None recorded

ADJOURNMENT

Motion: (Martin)

Motion to adjourn at 7:56 pm

Second: (Kellogg)

Motion Passed 8-0

Respectfully submitted,

Alison Noroian

Town Council Clerk