

**ORDINANCE NO. 1211 SUPPLEMENTAL  
CONCERNING A TAX ABATEMENT AGREEMENT AMONG  
THE CITY OF STAMFORD AND PARK 215 LIMITED PARTNERSHIP  
AND THE HOUSING AUTHORITY OF THE CITY OF STAMFORD  
FOR 47 BELOW-MARKET UNITS LOCATED AT  
195-215 STILLWATER AVENUE, STAMFORD, CT**

**WHEREAS**, the City is empowered to grant real property tax abatements for rental units used for low- and moderate-income persons or families under Chapter 220 of the Stamford Charter and Code of Ordinances, in accordance with the powers granted by Section 8-215 of the Connecticut General Statutes, which require that such abatements be passed by an ordinance; and

**WHEREAS**, the Housing Authority of the City of Stamford d/b/a Charter Oak Communities ["COC"] has ground leased the land located at 195-215 Stillwater Avenue to Park 215 Limited Partnership ["Park 215"], which shall make and own improvements during a thirty-year affordability period that shall consist of a seventy-eight unit rental housing complex known as "Vidal Court" [the "Property"]; and

**WHEREAS**, forty-seven of the units shall be restricted to households of low- and moderate-income persons and families ["Below-Market Units"]; and

**WHEREAS**, a proposed agreement provides for an abatement of one hundred percent of real property taxes assessed on the forty-seven Below-Market Units for a period of thirty (30) years in a manner and under such terms that are more particularly described in the proposed agreement, which is incorporated herein and made a part hereof; and

**WHEREAS**, it is in the best interests of the City to support initiatives to increase or preserve affordable rental housing in Stamford for low- and moderate-income persons and families.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF STAMFORD THAT:**


1. The City hereby grants an abatement of one hundred percent (100%) of all real property taxes assessed by the City against the forty-seven Below-Market Units in accordance with the terms of the proposed tax abatement agreement, which is incorporated herein by reference as though fully set forth herein, and further complies with all of the terms and conditions set forth in said agreement.
2. The Mayor of the City of Stamford is hereby authorized and empowered to act for and on behalf of the City of Stamford, to execute and deliver all documents he deems necessary or desirable.


Effective Date. This ordinance shall take effect upon enactment.


---

Randall M. Skigen, President, and Annie M. Summerville, Clerk, do hereby certify that the foregoing Ordinance was approved on the Consent Agenda by the 29<sup>th</sup> Board of Representatives at the Regular Board Meeting held on May 2, 2016.

---

  
\_\_\_\_\_  
Randall M. Skigen, President  
Dated this 9<sup>th</sup> day of May, 2016

  
\_\_\_\_\_  
Annie M. Summerville, Clerk  
Dated this 9<sup>th</sup> day of May, 2016

  
\_\_\_\_\_  
David R. Martin, Mayor, City of Stamford  
Dated this 10<sup>th</sup> day of May, 2016

EFFECTIVE DATE: May 20, 2016

cc: Mayor David R. Martin  
Michael Handler, Director of Administration  
Jay Fountain, Director of OPM  
Ernie Orgera, Director of Operations  
Thomas Madden, Director of Economic Development  
Kathryn Emmett, Esq., Law Department  
Ted Jankowski, Director of Public Safety, Health & Welfare  
Donna Loglisci, Town Clerk  
William Forker, Director of Assessment and Collection  
Jonathan Gottlieb, Charter Oak Communities