



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

ECONOMIC DEVELOPMENT COMMISSION BUSINESS INFORMATIONAL PACKET

THE ELLINGTON ECONOMIC DEVELOPMENT COMMISSION (EDC) IS COMMITTED TO FOSTERING A PRO-BUSINESS ENVIRONMENT THAT ENCOURAGES A GROWING, SUSTAINABLE, AND DIVERSE TAX BASE. THE EDC CONTINUOUSLY LOOKS TO FACILITATE COMMUNICATION BETWEEN BUSINESSES AND TOWN OFFICIALS. THE EDC ADOPTS POLICIES CONSISTENT WITH THE TOWN'S PLAN OF CONSERVATION AND DEVELOPMENT AND STRIVES TO IMPROVE THE QUALITY OF LIFE IN ELLINGTON.

The EDC generally meets the second Wednesday of each month. Meeting schedules are set in December for the upcoming year. Schedules are posted on the town's website at www.ellington-ct.gov or available in the Town Planner's Office. Commission meetings are open to the public. Please consider visiting us, we'd love to meet you.

Staff in the Town Planner's Office is available for technical and administrative support for businesses, developers, and the general public on array of land use matters. Please do not hesitate to contact them.

Attached are some helpful handouts.

- Ellington Tax Abatement Policy – Informational Document
 - C-PACE (Commercial Property Assessed Clean Energy Program)
 - Tolland County Chamber of Commerce Membership Info
 - Present year's EDC meeting schedule
 - Current Town Profile
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DEPARTMENT STAFF: Lisa Houlihan, AICP, Town Planner
John Colonese, CZEO, Assistant Planner Enforcement Officer
Barbra Galovich, CZET, Land Use Assistant

OFFICE HOURS: Monday 8:30AM–6PM, Tuesday through Thursday 8:30AM–4PM, Friday 8:30AM–1:30PM, excluding holidays and emergency closings

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ECONOMIC DEVELOPMENT TAX ABATEMENT POLICY

PURPOSE: Ellington wants to attract new businesses and encourage growth and investment in existing businesses that will increase long term tax revenue in town. Ellington finds that farming is vitally important to the quality of life, environment, economy, and character of Ellington. This policy allows the Town to offer fixed real property tax assessments for qualified businesses and specific tax abatements for farms that agree to the terms offered by the Town.

OUTCOME: Business growth will provide additional tax revenue, potential employment for town residents and opportunities for other town businesses to service new/expanded companies. Investment in farming will benefit quality of life, help protect the environment, diversify local taxes, and sustain farming operations in Town.

ELIGIBLE BUSINESSES (CGS §12-65b (b)): Office; retail; manufacturing; warehouse, storage or distribution; information technology; recreation facilities; transportation facilities.

ELIGIBLE FARMS (CGS §12-81m): Dairy farms; vegetable farms; nurseries; fruit orchards, including vineyards for the growing of grapes for wine.

GENERAL INFORMATION: In the event of unusual or extraordinary circumstances, the Board of Selectmen (BOS) reserves the right to alter or waive any of the foregoing provisions. These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, without a public hearing, by action of the BOS.

An applicant who is delinquent in any taxes shall be ineligible for tax abatement.

Agreement with an eligible business requires the business to remain solvent for a minimum of 10 years. The business will have three years to achieve the agreed to minimum full time employment level.

Agreement with an eligible farm requires a farm to remain operational for a minimum of 10 years.

The fixed assessment or abatement will be based upon the capital expenditures to be spent at the time of the agreement.

The assessment or taxation of real property for the period prior to the fixed assessment period will be done in accordance with state and local laws and ordinances.

Term of the fixed assessment for an eligible business is based on cost of improvements only to real property as follows:

- a. Assessment may be fixed for no more than 7 years, if cost of improvements is \$3,000,000 or more.
- b. Assessment may be fixed for a period of no more than 2 years, if cost of improvements is \$500,000 or more and less than 3,000,000.
- c. No more than 50% of the increased assessment may be fixed, for a period of no more than 3 years, if cost of improvements is \$25,000 or more and less than \$500,000.

In the event the end user is a tenant, the tax benefit must be reflected in the lease.

Term of the abatement for an eligible farm is based on cost of improvements only to real property as follows:

- a. No more than 50% of the increased assessment may be abated, for a period of no more than 7 years, if the cost of improvements is \$25,000 or more.

DEFINITIONS:

Capital Expenditures: Cash investments to improve an asset that will have a life of more than one year.

Cost of Improvements: The actual cost of constructing such improvements.

Improvements: Building or other structures which are permanently attached to the land.

Real Property: The physical parcel of land and all improvements permanently attached.

Tax Assessment Analysis: An analysis of the loss in tax revenue from granting abatement or fixed assessment on eligible cost of improvements according to the parameters listed in this policy, and including an assessment of real property for the period prior to the abatement or fixed assessment.

ECONOMIC DEVELOPMENT TAX ABATEMENT APPLICATION PROCESS

The tax abatement application begins by the applicant submitting a completed tax abatement application to the Planning Department. The application is referred to designated town officials. Once all town reports are present the application and staff comments are forwarded to the Economic Development Commission (EDC) for review at a regularly scheduled meeting. The applicant attends the EDC meeting to present the application. The EDC votes to forward or not to forward the application to the BOS and recommends term of abatement or fixed assessment, if action is affirmative.

The application is placed on the agenda of the BOS and the applicant must attend the meeting to present the application. If approved by the BOS, a contract is drafted for consideration. Once the terms and conditions of contract are agreed to the BOS sets a Town Meeting for vote to approve or deny the abatement or fixed assessment. If approved at Town Meeting, the contract is sent for execution. The contract must be executed and delivered to the Planning Department prior to the issuance of the Certificate of Occupancy (C.O.).

Upon issuance of the C.O., the applicant shall submit receipts as to the actual cost of the site and building improvements in order to certify that the terms of the contract have been met. If terms of contract are met, staff will submit a final recommendation to the BOS to implement the tax abatement or fixed assessment.

The reduced assessment or abatement will apply to the October 1st tax list immediately following the issuance of a C.O. for the new construction.

If the applicant defaults on terms, conditions or warranties contained in the contract, and fails to cure such default within six (6) months after notification by the town, then the contract will terminate. Ellington may recapture up to 100% of all taxes that the Town would have received during the term of the contract in the event the fixed assessment had not been applied.

RECAPTURE CLAUSE FOR ELIGIBLE FARMS:

If farming operations cease or property is sold prior to ten (10) years from the initial effective date of abatement, the applicant shall pay the Town a percentage of the original amount of taxes abated pursuant to the Policy's schedule, unless a new applicant is approved to assume the remaining term of abatement. In no case shall the amount to be paid to the Town exceed the original amount of taxes abated.

Recapture taxes owed to the Town shall be due and payable by the applicant at the time of transfer, sale, or recording of his/her deed or other instrument of conveyance, or in the case of a farm that ceased operation, within sixty (60) days of the date on which said operations ceased.

Questions regarding abatement application should be directed to the Planning Department at 860-870-3120.



SPARKED BY
CONNECTICUT GREEN BANK



Ellington Planning Department

55 Main St., PO BOX 187, Ellington, CT 06029 / Planning Department / Phone 860-870-3120 / Fax 860-870-3122 / planner@ellington-ct.gov

In 2014, by formal resolution of the Board of Selectmen, Ellington became a C-PACE community. C-PACE (Commercial Property Assessed Clean Energy) makes green energy upgrades accessible and affordable to commercial, industrial, non-profit and multi-family property owners. C-PACE, administered by Connecticut Green Bank, offers 100% financing for a wide range of energy improvements, so building owners can modernize their buildings, lower their energy costs, and increase their bottom line.



All types of properties can use it...

Privately owned, non-residential buildings can all benefit from C-PACE. Nearly any type of commercial property is eligible e.g. industrial, office, retail, agricultural, nonprofit, multifamily, etc.



...to design a custom solution...

Building owners work with a contractor to develop a custom solution to save money and energy. Contractors connect with Connecticut Green Bank and its technical advisors to provide trustworthy savings projections.



...with all kinds of energy upgrades.

Contractors develop projects that reduce energy usage including lighting, heating and cooling, insulation, motors, pumps, solar panels, and other green energy upgrades.



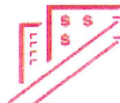
100% financing...

Long-term, 100% financing is secured through a capital provider. Terms of up to 25 years allow building owners to spread payments out over time, resulting in positive cash flow for comprehensive projects.



...with a simple repayment structure...

C-PACE financing is repaid through an assessment that is placed on a building owner's property by their municipality, similar to a sewer assessment that can be transferred if there is a change of ownership.



...saves energy and money.

Energy savings should more than offset assessment payments. With lower energy costs, building owners unlock positive cash flow for their businesses and increase their buildings' value.

More information is available at www.cpace.com



THERE'S A LOT OF ECONOMIC LIFE IN THESE WOODS!

JOIN TODAY!

It's profitable to participate! There are many reasons to join the Tolland County Chamber. Just minutes from downtown Hartford, Tolland County has a distinct country feel. For first-time visitors, or for people simply driving through on I-84 or Route 2 the County's rural appearance can be deceiving. However, the reality is that we are an abundant "forest" of economic activity with over 150,000 residents and 3,000 work sites, many of whom are active in the Tolland County Chamber of Commerce.

MEMBER BENEFITS

It's all about relationships. Technology is great in many ways, but relationships between people are still hugely important to promote economic and community vitality. By plugging into the Chamber, you can engage in building constructive face-to-face relationships with all kinds of local business people and professionals. In turn, these relationships can help you to successfully operate your business and significantly enhance your quality of life in Tolland County.

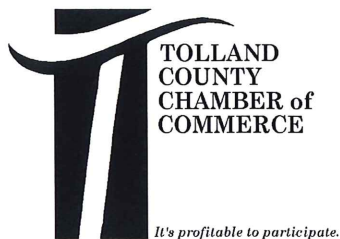
What it takes to join....Like any business and professional organization, the Tolland County Chamber of Commerce has membership criteria, a membership application, an annual dues schedule, and a vetting process by which the Leadership Board votes to allow prospective members to officially join.

MEMBERSHIP INFORMATION

Members are assigned to five business categories and their dues are then based on number of employees (number of branches/offices for financial institutions). The date of application is the date used to determine the number of employees. Part time employees are counted based on hours worked on average to equate to full-time equivalent (i.e. 20 hour worker is .5 employee in the total count).

CATEGORIES AND DUES AMOUNTS

- Financial: \$865 for first branch/office and \$150 for each additional branch/office in Tolland County
- Hospital, Health Care & Education: \$370 plus \$1.00 per employee for first 50 employees, then \$.50 per employee over 50
- Public Utilities: \$865 plus \$2.00 per employee
- General: \$300 plus \$5.00 per full time employee for the first 50 then \$2.50 per employee over 50
- Municipality: \$350
- Individual: \$95 (Must be retired from a member business)
- Senior: \$50 (Medicare eligible)



APPLICATION FORM

Company: _____

Contact: _____

Address: _____

City: _____ CT Zip: _____

Phone: _____ Email: _____

Website: _____

I the undersigned subscribe \$ _____ annually to the Tolland County Chamber of Commerce, payable in advance.

Signature: _____

Search Engine Tag Word: _____

FORMULA Category with one principal \$ _____

_____ Additional Employees @ \$ _____ \$ _____

One time processing fee @ \$25.00 \$ **25.00**

TOTAL ANNUAL DUES: \$ _____

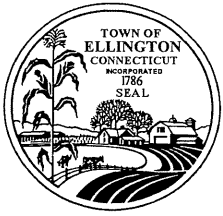
Please make check payable to *The Tolland County Chamber of Commerce* and return to:

Tolland County Chamber of Commerce
30 Hyde Avenue, Lafayette Square
Vernon, CT 06066

Phone 860-872-0587

Website: www.tollandcountychamber.org email: tccc@tollandcountychamber.org

Compliments of the Ellington Town Planner's Office



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ECONOMIC DEVELOPMENT COMMISSION 2019 MEETING SCHEDULE

All meetings are held in the Town Hall Annex at 7:00 PM

1/09

2/13

3/13

4/10

5/8

6/12

7/10

8/14

9/11

10/09

11/13

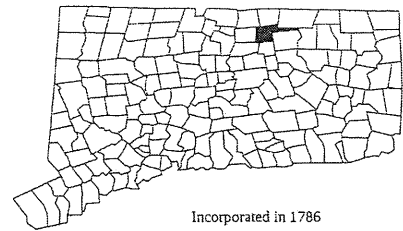
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Ellington, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

Town Hall
P.O. Box 187
Ellington, CT 06029
(860) 870-3100

Belongs To
Tolland County
LMA Hartford
Capitol Region Planning Area



Incorporated in 1786

Demographics

Population

	<i>Town</i>	<i>County</i>	<i>State</i>
2000	12,921	136,364	3,405,565
2010	15,602	152,691	3,574,097
2012-2016	15,880	151,689	3,588,570
2020	17,966	158,606	3,604,591
'16 - '20 Growth / Yr	2.9%	1.1%	0.1%

	<i>Town</i>	<i>County</i>	<i>State</i>
Land Area (sq. miles)	34	410	4,842
Pop./Sq. Mile (2012-2016)	466	370	741
Median Age (2012-2016)	42	38	41
Households (2012-2016)	6,717	54,573	1,354,713
Med. HH Inc. (2012-2016)	\$79,917	\$80,129	\$71,755

	<i>Town</i>	<i>State</i>
Veterans (2012-2016)	1,026	188,759

Age Distribution (2012-2016)

	<i>0-4</i>	<i>5-14</i>	<i>15-24</i>	<i>25-44</i>	<i>45-64</i>	<i>65+</i>	<i>Total</i>
Town	871 5%	2,018 13%	2,000 13%	3,660 23%	5,188 33%	2,143 13%	15,880 100%
County	6,169 4%	16,198 11%	33,992 22%	31,697 21%	42,596 28%	21,037 14%	151,689 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

Race/Ethnicity (2012-2016)

	<i>Town</i>	<i>County</i>	<i>State</i>
White Alone, Non-Hispanic	14,100	130,289	2,464,450
Black Alone	186	4,560	372,696
Asian	757	6,321	152,782
Native American	0	74	9,399
Other/Multi-Race	281	5,511	284,582
Hispanic or Latino	627	7,629	537,728

	<i>Town</i>	<i>County</i>	<i>State</i>
Poverty Rate (2012-2016)	3.2%	6.8%	10.4%

Educational Attainment (2012-2016)

	<i>Town</i>	<i>State</i>
High School Graduate	2,707 25%	673,220 27%
Associates Degree	936 9%	184,426 7%
Bachelors or Higher	4,508 41%	938,319 38%

Economics

Business Profile (2016)

<i>Sector</i>	<i>Units</i>	<i>Employment</i>
Total - All Industries	338	3,532
23 - Construction	52	325
31-33 - Manufacturing	24	527
44-45 - Retail Trade	33	573
62 - Health Care and Social Assistance	27	230
81 - Other Services (except Public Administration)	33	320
Total Government	15	672

Top Five Grand List (2014)

	<i>Amount</i>
Autumn Chase LLC	\$71,830,064
Deer Valley LLC	\$66,677,148
Connecticut Water Company	\$32,033,572
CT Light & Power	\$31,438,486
CT Water Co	\$289,364
Net Grand List (SFY 2015-2016)	\$1,311,375,929

Major Employers (2016)

Town of Ellington	Big Y
Natural County Farms/Country Pure	
Foods	Merrill Industries
Accu-Time Systems	

Education

2017-2018 School Year

	<i>Grades</i>	<i>Enrollment</i>
Ellington School District	PK-12	2,688

Smarter Balanced Test Percent Above Goal (2016-2017)

	<i>Grade 3</i>	<i>Grade 4</i>	<i>Grade 8</i>
	<i>Town</i> <i>State</i>	<i>Town</i> <i>State</i>	<i>Town</i> <i>State</i>
Math	62.7% 53.1%	65.6% 50.0%	56.1% 41.8%
ELA	60.7% 51.8%	71.4% 54.1%	69.3% 53.7%

Pre-K Enrollment (PSIS)

	<i>2016-2017</i>
Ellington School District	50

Rate of Chronic Absenteeism (2016-2017)

	<i>All</i>
Connecticut	9.9%
Ellington School District	6.3%

4-Year Cohort Graduation Rate (2016-2017)

	<i>All</i>	<i>Female</i>	<i>Male</i>
Connecticut	87.9%	90.9%	85.1%
Ellington School District	96.6%	*	*

Public vs Private Enrollment (2012-2016)

	<i>Town</i>	<i>County</i>	<i>State</i>
Public	91.3%	90.0%	86.8%
Private	8.7%	10.0%	13.2%

Ellington, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2016)	\$57,771,273	Total Expenditures (2016)	\$56,547,756	Annual Debt Service (2016)	\$2,807,112
Tax Revenue	\$40,924,360	Education	\$39,371,523	As % of Expenditures	5.0%
Non-tax Revenue	\$16,846,913	Other	\$17,176,233	Eq. Net Grand List (2016)	\$1,881,408,137
Intergovernmental	\$15,048,775	Total Indebtedness (2016)	\$20,450,149	Per Capita	\$117,069
Per Capita Tax (2016)	\$2,514	As % of Expenditures	36.2%	As % of State Average	77.4%
As % of State Average	87.5%	Per Capita	\$1,272	Moody's Bond Rating (2016)	Aa3
		As % of State Average	51.3%	Actual Mill Rate (2016)	30.50
				Equalized Mill Rate (2016)	21.48
				% of Net Grand List Com/Ind (2016)	7.2%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	6,847	58,574	1,493,798
% Single Unit (2012-2016)	59.8%	70.0%	59.1%
New Permits Auth (2017)	100	313	4,547
As % Existing Units	1.5%	0.5%	0.3%
Demolitions (2017)	6	36	1,403
Home Sales (2013)	146	1,420	26,310
Median Price	\$264,100	\$247,800	\$269,300
Built Pre-1950 share	16.9%	19.8%	29.7%
Owner Occupied Dwellings	4,408	39,679	900,223
As % Total Dwellings	65.6%	72.7%	66.5%
Subsidized Housing (2017)	364	4,553	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	9	200	3,417
\$100,000-\$199,999	25	453	7,522
\$200,000-\$299,999	53	463	6,031
\$300,000-\$399,999	18	173	3,380
\$400,000 or More	41	131	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,161	\$1,061	\$1,094
Cost-burdened Renters	41.3%	51.7%	52.5%

Labor Force

	Town	County	State
Residents Employed	8,772	81,153	1,795,519
Residents Unemployed	382	3,712	96,273
Unemployment Rate	4.2%	4.4%	5.1%
Self-Employed Rate	10.2%	8.2%	9.9%
Total Employers	338	3,158	117,337
Total Employed	3,532	40,495	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Ellington, CT	852	Hartford, CT	1,118
Vernon, CT	343	Ellington, CT	852
Enfield, CT	184	Vernon, CT	558
Manchester, CT	179	Manchester, CT	546
Tolland, CT	168	East Hartford, CT	448
Stafford, CT	152	South Windsor, CT	395
South Windsor, CT	123	Windsor, CT	368

Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	545	1,780
Violent	52	224

Distance to Major Cities

	Miles
Hartford	18
Providence	52
Boston	77
New York City	118
Montreal	257

Disengaged Youth (2012-2016)

	Town	State
Female	3.7%	4.5%
Male	0.0%	5.5%

Library circulation per capita

Town
7.73

Residential Utilities

Electric Provider
Eversource Energy
(800) 286-2000

Gas Provider

Eversource Energy
(800) 989-0900

Water Provider

Connecticut Water Company
(800) 286-5700

Cable Provider

Comcast Vernon
(800) 266-2278