



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

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TOWN PLANNER'S OFFICE

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ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING AGENDA WEDNESDAY, FEBRUARY 10, 2021, 7:00 PM

ZOOM MEETING

(INSTRUCTIONS TO JOIN VIRTUAL MEETING PROVIDED BELOW)

I. CALL TO ORDER:

II. PUBLIC COMMENTS (on non-agenda items):

III. ACTIVE BUSINESS:

1. Report: Tolland County Chamber of Commerce
 - a. Tolland County Chamber of Commerce letter dated January 4, 2021
 - b. 2021 Legislative Breakfast / Q&A Event Invite (February 17, 2021, 9AM - 10AM)
 - c. Tolland County Chamber Tag Sale Trail event April 24th – 25th.
2. Report: Agricultural Initiatives
3. Report: Connecticut Economic Development Association Best Practices
 - a. Discuss future Shop Ellington event
4. Report: Tax Incentive/Abatement Programs
 - a. Discuss possible amendment to the Tax Abatement Program to establish an abatement implementation schedule
5. Report: Current Economic Activity

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the January 13, 2021 regular meeting minutes.
2. Correspondence:

V. ADJOURNMENT:

Note: Next regular meeting is scheduled for March 10, 2021

In order to comply with COVID-19 limited in-person meetings and social distancing requirements, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details will be provided on the Agenda and posted on the Ellington webpage (www.ellington-ct.gov), Agenda & Minutes, Economic Development Commission. Need assistance or have questions, please contact the Ellington Planning Department at 860-870-3120.

Join Zoom Meeting:

<https://zoom.us/j/91264852373>

Meeting ID: 912 6485 2373

Password: 906384

Dial by your location:

+1 646 558 8656 US (New York)

Meeting ID: 912 6485 2373

Passcode: 906384



Phone: 860.872.0587

www.tollandcountychamber.org

tccc@tollandcountychamber.org

It's profitable to participate.

Monday, January 4, 2021

Town of Ellington
Lisa Houlihan
55 Main Street
Ellington, CT 06029

Dear Lisa:

As we embark on our 65th year, we want you to know that we at the Chamber are very thankful for your membership. On behalf of the Board of Directors and the staff of the Tolland County Chamber of Commerce, I would like to sincerely thank you for your renewal in our chamber. Without your commitment it would not be possible for the chamber to continue to fulfill its mission. *"To Promote the Business and Civic Prosperity of the Chamber's Community"*.

We look forward to your participation the upcoming years chamber's activities. Plan to attend one of the monthly networking events that take place at various member locations. We will keep you informed on where these events are taking place. If you would like to host a Business After Hours or Business Over Breakfast, please let us know.

Check out our website at www.tollandcountychamber.org for a complete list of the activities planned for the near future. Make sure you have signed on to take full advantage of what our website has to offer. If you have not received your login credentials to access your member page on our website, please send us an email or call us. You will then be able to update your information on our website. You should update this as often as needed. Of course, social media is a very easy way to get information out to the public. Feel free to share information and tag us on your facebook page. It's an easy and cost-effective way to advertise with the community along with local members.

Our facebook page: <https://www.facebook.com/tollandcountychamber/>.

Your renewal plaque for the 2020/2021 year is enclosed. Prominently display your plaque in your business, as the chamber can receive no better advertising than to have you as a member. Again, thank you for your support. Missy and I wish you and your family a very safe & Happy Holiday Season!

Sincerely,

Candice L. Corcione
Executive Director

30 Lafayette Square • Vernon, Connecticut 06066-4527

Serving: Andover • Bolton • Columbia • Coventry • Ellington • Hebron • Mansfield
Somers • Stafford • Tolland • Union • Vernon • Willington



FEB
17

CBIA/Tolland County Chamber of Commerce Legislative Breakfast

by CBIA [Follow](#)

Free

CBIA/Tolland County Chamber of Commerce Virtual Legislative Breakfast

About this Event

The Tolland County Chamber of Commerce and CBIA invite you to engage with your state lawmakers and share your concerns and priorities for the 2021 legislative session. This is your opportunity to tell state lawmakers how legislation impacts your ability to create jobs and grow your company. As a business leader, your participation helps lawmakers improve Connecticut's economy and make our state more competitive.

Featuring: state Sen. **Dan Champagne** (R-Vernon), state Rep. **Tim Ackert** (R-Coventry), and state Rep. **Tammy Nuccio** (R-Tolland).

Champagne and Nuccio are part of a bipartisan group of more than 50 state legislators who signed CBIA's **Rebuilding Connecticut policy pledge**—a common sense set of policy initiatives designed to help employers manage the high costs of navigating COVID-19 restrictions, create and retain jobs, and lead the state's economic recovery and growth for the benefit of all residents.

Did your business [join the Rebuilding Connecticut coalition](#)?

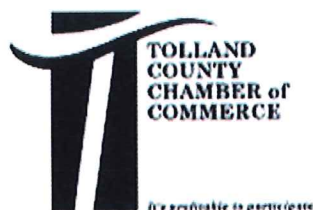
This event is free for Tolland County Chamber and CBIA members, but please take a moment to register.

Date And Time

Wed, February 17, 2021
9:00 AM – 10:00 AM EST
[Add to Calendar](#)

Location

Online Event



You're ALL invited to be part of the Tolland County Chamber TAG SALE TRAIL!

APRIL 24th and 25th, 8AM - 8PM

We know a lot of folks rely on local fairs & festivals to sell their crafts. Covid-19 put a stop to that.

So, we are inviting households AND businesses from Andover, Bolton, Columbia, Coventry, Ellington, Hebron, Mansfield, Somers, Stafford, Tolland, Union, Vernon and Willington to join us.



Non-Members welcome!



Visit tollandcountychamber.org for more info or call 860-872-0587.

TOWN OF ELLINGTON ECONOMIC DEVELOPMENT TAX ABATEMENT POLICY

DRAFT TEXT AMENDMENT GENERAL INFORMATION SECTION TO CONSIDER ADDING AN ABATEMENT SCHEDULE

PROPOSED ADDITIONS **[BOLDED AND UNDERLINED]**

PROPOSED DELETIONS ~~STRIKETHROUGH~~

OTHERWISE TEXT IS AS CURRENTLY ADOPTED

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 that are otherwise due to the Town of Ellington, federal or state government or other municipality shall be ineligible for tax abatement.

Any agreement between the Town and a business regarding fixing the assessment will require an agreement by 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.

Any agreement between the Town and a farm regarding tax abatement will require an agreement by the 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; future expansion plans are not counted as part of this 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.

The length of time **and percentage** 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 a period of no more than 7 years **and according to the following schedule: 85% first and second years, 75% third year, 65% fourth year, 55% fifth year, and 45% sixth and seventh years**, provided the cost of improvements to be constructed is \$3,000,000 or more.
- b. Assessment may be fixed for a period of no more than ~~2~~ **3** years **and according to the following schedule: 75% first year, 50% second year, and 25% third year**,

provided the cost of improvements to be constructed 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~~ 2 years if the cost of improvements to be constructed is ~~\$25,000~~ \$100,000 or more and less than \$500,000.
- d. An existing business proposing cost of improvements to real property may be eligible for a 5% increase of the fixed assessment for each increment referenced in the applicable abatement schedule listed above.
- e. The percentage of abatement may be increased for projects involving cost of improvements to real property provided cost of improvements to be constructed is \$6,000,000 or more.

The length of time 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, provided the cost of improvements is \$25,000 or more.

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

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.

GENERAL STATUTES OF CONNECTICUT

Revised to January 1, 2019



PROPERTY TAX ASSESSMENT

Sec. 12-65b. Agreements between municipality and owner or lessee of real property or air space fixing the assessment of such property or air space. (a) Any municipality may, by affirmative vote of its legislative body, enter into a written agreement, **for a period of not more than ten years**, with any party owning or proposing to acquire an interest in real property in such municipality, or with any party owning or proposing to acquire an interest in air space in such municipality, or with any party who is the lessee of, or who proposes to be the lessee of, air space in such municipality in such a manner that the air space leased or proposed to be leased shall be assessed to the lessee pursuant to section 12-64, fixing the assessment of the real property or air space which is the subject of the agreement, and all improvements thereon or therein and to be constructed thereon or therein, subject to the provisions of subsection (b) of this section. For purposes of this section, "improvements to be constructed" includes the rehabilitation of existing structures for retail business use.

(b) The provisions of subsection (a) of this section shall only apply if the improvements are for at least one of the following: (1) Office use; (2) retail use; (3) permanent residential use in connection with a residential property consisting of four or more dwelling units; (4) transient residential use in connection with a residential property consisting of four or more dwelling units; (5) manufacturing use; (6) warehouse, storage or distribution use; (7) structured multilevel parking use necessary in connection with a mass transit system; (8) information technology; (9) recreation facilities; (10) transportation facilities; (11) mixed-use development, as defined in section 8-13m; or (12) use by or on behalf of a health system, as defined in section 19a-508c.

(1971, P.A. 471, S. 1, 2; P.A. 73-477; P.A. 75-575, S. 1, 2; P.A. 77-138, S. 1, 3; 77-586, S. 2, 3; P.A. 79-78, S. 1, 2; P.A. 82-414, S. 1, 2; P.A. 85-573, S. 1, 18; P.A. 90-219, S. 13; May Sp. Sess. P.A. 92-15, S. 4, 20; P.A. 94-157, S. 3, 4; P.A. 97-235, S. 1, 4; P.A. 98-207; P.A. 01-125, S. 1; P.A. 03-19, S. 25; P.A. 13-246, S. 1; P.A. 14-174, S. 5; June Sp. Sess. P.A. 15-5, S. 240; May Sp. Sess. P.A. 16-3, S. 32.)

History: P.A. 73-477 added words "an interest in" with reference to acquisition of real property and air space in Subsec. (a); P.A. 75-575 amended Subsec. (a) to include municipalities with population densities of 4,500 persons or more per square mile and those contracting with U.S. for grants of more than \$10,000,000 for redevelopment and urban renewal and amended Subsec. (b) to include improvements for manufacturing use and to change cost minimum from \$10,000,000 to \$5,000,000; P.A. 77-138 made provisions applicable to any municipality, deleting all restrictions based on population, population density or amount of federal grant and included in Subsec. (b) improvements for warehouse storage or distribution use; P.A. 77-586 reinstated restriction on

applicability of provisions, limiting provisions to municipalities with population of at least 35,000; P.A. 79-78 deleted restriction imposed by P.A. 77-586 and changed cost minimum in Subsec. (b) from \$5,000,000 to \$3,000,000; P.A. 82-414 amended requirements in Subsec. (b) applicable to fixed assessment agreements to permit agreements if at least one, rather than two or more as was previously the case, of the types of improvements is satisfied; and increased list by adding multilevel parking facilities as an improvement, the proposed construction of which would allow such an agreement; **P.A. 85-573 provided for agreements for not more than two years on improvements of not less than \$500,000, effective July 10, 1985,** and applicable in any municipality to the assessment year commencing October 1, 1985, and thereafter; P.A. 90-219 amended Subsec. (b) to require that improvements for structured multilevel parking use be necessary in connection with a mass transit system; May Sp. Sess. **P.A. 92-15 added Subsec. (a)(3) re improvements of not less than \$100,000, effective July 1, 1992,** and applicable to assessment years of municipalities commencing on or after October 1, 1992; P.A. 94-157 added Subsec. (a)(4) to (7), inclusive, effective October 1, 1994, and applicable to assessment years commencing on or after that date; P.A. 97-235 added Subsec. (b)(viii) re improvements for information technology, effective June 24, 1997; P.A. 98-207 reorganized and relettered Subsec. (b) and added new Subdivs. (9) and (10) re recreation facilities and transportation facilities; **P.A. 01-125 amended Subsec. (a) to reduce the threshold to qualify for abatement from \$100,000 to \$25,000 and change the amount of the abatement from 50% to not more than 50% in Subdiv. (3) and to delete Subdivs. (4) to (7), inclusive;** P.A. 03-19 made technical changes in Subsec. (b), effective May 12, 2003; **P.A. 13-246 amended Subsec. (a) by changing improvement cost threshold for assessment for period of not more than 3 years from not less than \$25,000 to not less than \$10,000 and amended Subsec. (b) by adding Subdiv. (11) re mixed-use development;** P.A. 14-174 amended Subsec. (a) by adding Subdiv. (4) re fixing the assessment for improvements on land used or to be used for retail business; June Sp. Sess. P.A. 15-5 added Subsec. (b)(12) re use by or on behalf of a health system, effective June 30, 2015; May Sp. Sess. P.A. 16-3 amended Subsec. (a) to add provision limiting written agreement to a period of not more than 10 years and delete former Subdivs. (1) to (4) re options for duration of assessment and amended Subsec. (b)(3) and (4) to add provision re improvements to be for residential property consisting of 4 or more dwelling units, effective October 1, 2016, and applicable to assessment years commencing on or after October 1, 2016.

TOWN OF ELLINGTON

ECONOMIC DEVELOPMENT TAX ABATEMENT PROGRAM

LIST OF APPROVED ABATEMENTS

Earthlight Technologies, 128 West Road - 2020

22,250 sf two-story corporate headquarters for sales and installation of energy efficiency equipment and solar PV systems (estimated cost of improvements \$4,000,000+), 10-15 new employees and purchasing new machinery, equipment and motor vehicles.

AGREEMENT YET TO BE EXECUTED

Oakridge Dairy (Bahler Farms), 11 Jobs Hill Road - 2017

354,000 sf agricultural barn with 72 stall automated milking carousel (14,000,000), substantial site improvements (1,000,000), two new dedicate on-site employees, and new machinery;

50% reduction in increased assessment for 7 years.

BarnYard (Great Country Garages), 9 Village Street - 2015

12,800 sf manufacturing facility, substantial site improvements, additional machinery and vehicles;

75% reduction in increased assessment for 2 years;

2015 appraised value \$1,020,570.

West Road Associates (Earthlight), 88 (92) West Road - 2014

2100 sf addition for professional offices, retail and warehouse for solar & energy conservation business;

50% reduction in increased assessment for 3 years;

2015 appraised value \$473,420.

DESCO Professional Builders/Ellington Property Management, 290 Somers Road - 2014

16,000 sf commercial/industrial building, substantial site improvements, new machinery, and additional vehicles;

100% reduction in increased assessment for 3 years;

AGREEMENT NOT EXECUTED AND BUILDING NOT BUILT.

Country Warehouse, 216 West Road & 32 Main Street - 2012

11,000 sf building for professional offices, retail, storage and improvements to related facilities for home furnishing display and sales;

100% reduction in increased assessment for 2 years;

2015 appraised value 2,130,630 & 1,371,350.

Skip's Septic, 6 Nutmeg Drive - 2009

8,200 sf building and site improvements;

100% reduction in increased assessment, max reduction \$500,000 per year for 2 years;

2015 appraised value 522,750.

Syn-Mar, 5 Nutmeg Drive - 2006

14,649 sf manufacturing, service and sales facility;

60% reduction in increased assessment for 2 years;

2015 appraised value 843,340.

Economic Development Incentive Plan Guidelines

Standard Abatement for Office, Manufacturing, Warehouse, Storage, distribution and IT.

The **Town of Vernon**, Connecticut recognizes the importance of continued economic growth in our community and has adopted the following tax abatement framework. Projects must be consistent with State Statutes. The Town policy is that projects must involve real property improvements for at least one of the following:

- (1) for office use;
- (2) for manufacturing use;
- (3) for warehouse, storage or distribution use; or
- (4) for information technology; or
- (5) *for retail and residential units with restrictions.

The following abatement schedule will be used by the Town Council as a guideline. The Town Council must act to approve each project and its specific abatement schedule.

Yearly Abatement schedule:

50% , 40%, 25% for projects with Improvement costs greater than \$100,000

75%, 50%, 25% for projects with Improvement costs greater than \$1,000,000

75%, 75%, 50%, 50%, 25%, 25% for projects with Improvement costs greater than \$3,000,000

The value of real property improvements must be greater than \$100,000 if the project is for office use, for manufacturing use, for warehouse, storage or distribution use or for information technology uses.

Additional abatements may be considered for projects involving real property improvements greater than Six million dollars.

*Abatements pertaining to Retail establishments will be limited to Exterior facade, landscaping, and parking improvements. These improvements must be in excess of \$25,000 and meet specific design and sign requirements.

*Abatements pertaining to Residential uses will be limited to improvements that bring existing buildings up to current Fire and/or Building codes. These improvements must be in excess of \$25,000 and meet specific design, building, and fire codes.

Other uses for which tax abatement is permitted by state statute will not generally be eligible unless the applicant demonstrates that the project will have a special benefit to the community.

Application Procedure

The tax abatement program application should be submitted to the Economic Development Coordinator for consideration and for a recommendation by the Economic Development Commission to the Town Council.

A. Local Employment. The applicant shall commit to use its best efforts to make new job opportunities created by the project available to Windsor town residents.

B. Wages. The Town expects projects that pay at or above the median wage for similar positions in Hartford County.

C. Building Design. Projects must be in compliance with the **Town of Windsor** Plan of Conservation and Development and must utilize construction materials that meet or exceed the town's requirements.

IV. Abatement Schedule

A. For New Business, in setting an abatement schedule as part of a Fixed Assessment Agreement, the Town Council will use the following table as a guide. The minimum required investment shall be based upon the actual capital investment in taxable real property improvements, excluding land cost and personal property. The percentage abatement may vary from year to year provided that the average percentage abatement shall not exceed the maximum average percentage over the entire term.

<u>Minimum Taxable Real Property Improvement (Market Value)</u>	<u>Maximum Average % Abated Over Term</u>	<u>Maximum Term</u>
<u>\$500 K -10M</u>	<u>30%</u>	<u>3 years</u>
<u>\$11-20M</u>	<u>40%</u>	<u>4 years</u>
<u>\$21-30M</u>	<u>50%</u>	<u>5 years</u>
<u>\$31-50M</u>	<u>60%</u>	<u>5 years</u>
<u>\$51-80M</u>	<u>70%</u>	<u>5 years</u>
<u>Over \$80M</u>	<u>100%</u>	<u>7 years</u>

B. For Existing Business, in setting an abatement schedule as part of a Fixed Assessment Agreement, the Town Council will use the following table as a guide. The minimum required investment shall be based upon the actual capital investment in taxable real property improvements, excluding land cost and personal property. The percentage abatement may vary from year to year provided that the average percentage abatement shall not exceed the maximum average percentage over the entire term.

<u>Minimum Taxable Real Property Improvement (Market Value)</u>	<u>Maximum Average % Abated Over Term</u>	<u>Maximum Term</u>
<u>\$350 K -3M</u>	<u>40%</u>	<u>3 years</u>
<u>\$4M- 10M</u>	<u>40%</u>	<u>4 years</u>
<u>\$11-20M</u>	<u>40%</u>	<u>4 years</u>
<u>\$21-30M</u>	<u>50%</u>	<u>5 years</u>
<u>\$31-50M</u>	<u>60%</u>	<u>5 years</u>
<u>\$51-80M</u>	<u>70%</u>	<u>5 years</u>
<u>Over \$80M</u>	<u>100%</u>	<u>7 years</u>

C. Adjustment to Abatement Schedule. The Town Council may adjust the abatement schedule as set forth in Section IV, A. by increasing the average percentage abatement by not more than 10% based on the following criteria:

1. Wages. An increase in the average percentage abatement of up to 5 % may be considered when the project includes wages that exceed the median wages for similar positions in Hartford County.
2. Targeted Industries. An increase in the average percentage abatement of up to 5% may be considered for projects that are targeted industries per the town's target industry list.
3. Building Design. An increase in the average percentage abatement of up to 5% may be considered for use of high quality materials on the building exterior and/or the use of sustainable technologies including photovoltaic power sources.

V. Application Procedure

- A. Any eligible owner and/or lessee may apply under this Policy to the Town of Windsor on application forms provided by the Economic Development Director. The applicant shall provide all required information in sufficient detail to allow the Town to determine costs and benefits associated with the implementation of a requested tax incentive. This information should include when appropriate the following:
 1. Description of the project including an estimate of the number of jobs to be created and their wages.
 2. Description of the applicant and its products or services and including a listing of its officers.
 3. An estimate of the costs of the proposed improvements.
 4. A construction schedule.
 5. Identification of the assessment abatement schedule requested and specific justification for any adjustments per Section IV, C.
 6. Identification of any other public incentives, financial or otherwise which are included in the project financing.
 7. A calculation of the taxes foregone.
 8. A statement of the benefits to the Town for granting a tax assessment abatement including an estimate of local taxes to be paid and purchases from local vendors and a description of planned corporate community involvement.
 9. Other information as requested by the Town.
- B. Each application shall be accompanied by a filing fee of five hundred (\$500.00) dollars.
- C. Upon receipt of the completed application and fee, the Economic Development Director shall refer the application to the Town Manager and Economic Development Commission for review and recommendation. Each application shall be reviewed on a case-by-case basis. The Town Manager and Economic Development Commission shall each forward recommendations in writing to the Town Council.



TOWN OF ELLINGTON

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ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES WEDNESDAY, JANUARY 13, 2021, 7:00 PM ZOOM MEETING

PRESENT: Chairman Sean Kelly, Vice Chairman Donna Resutek, Regular Members Chris Todd, David Hurley and Alternates Susan Conte and Amos Smith

ABSENT: Regular Member Khara Dodds and Alternate Bryan Platt

STAFF

PRESENT: Lisa M. Houlihan, Town Planner and Christine Post, Recording Clerk

I. CALL TO ORDER: Chairman Sean Kelly called the Economic Development Commission meeting to order at 7:05 PM.

II. PUBLIC COMMENTS (on non-agenda items): **NONE**

III. ACTIVE BUSINESS:

1. Report: Tolland County Chamber of Commerce

Ms. Houlihan reported that the Tolland County Chamber of Commerce is working with the Connecticut Business Industry Association to organize their annual Q&A with legislatures via Zoom on either February 14th or 24th at 9 am. There is no pre-registering or fee required.

2. Report: Agricultural Initiatives

Ms. Houlihan updated the commission that the farm winery, brewery, cidery and distillery amended regulation which was advanced to the Planning and Zoning Commission was approved effective December 1, 2020. On Monday, January 11, 2021 at the Town Meeting the farmland preservation proposal for approximately 165 acres for Oakridge Dairy was approved so the town will become a funding partner with the Department of Agriculture and Connecticut Farmland Trust.

3. Report: Connecticut Economic Development Association Best Practices
 - a. Copy of Shop Ellington 2020 Event Survey

Chairman Kelly gave an overview of the Shop Ellington 2020 event for the new commission members. Ms. Houlihan presented the event survey responses to the

commission from the 13 businesses that responded to the survey of the 30 businesses which participated in the event.

Discussion ensued that the annual Earth Day event will most likely be cancelled this year due to COVID-19.

Commissioner Conte indicated she found the event to be very successful and she kept the signage up which drew in business all month long. She further suggested notifying the public of the next event at the farmer's market.

Chairman Kelly suggested keeping this item on the agenda to start planning ahead for a potential fall 2021 event.

4. Report: Tax Incentive/Abatement Programs

- a. Discuss possible amendment to the Tax Abatement Program to establish an abatement implementation schedule.

Chairman Kelly reported that on Monday, January 11, 2021, the Earthlight abatement was passed in the Town Meeting.

The commission discussed updating the abatement schedule by reviewing what other surrounding towns' policies are to create a more rigid schedule of what type of applications fit into which solid abatement categories and laying out a formula of some type to eliminate calculating the abatement in front of the petitioner. Ms. Houlihan presented both Windsor and Vernon's abatement policies for review and comparison. The commissioners agreed that Vernon's policy was more in line with Ellington's needs. Commissioner Hurley stated that the Economic Development Commission should have the discretion to consider the overall economic impact the project will have on the community in terms of new employment opportunities.

During the course of discussion, the commissioners agreed on a rough draft outline for the amended abatement schedule to provide additional guidance around the implementation schedule as follows:

- To keep the current structure of 3 tiers, along with Ellington's current additional abatements for farms.
- Tier A should mirror the Earthlight abatement schedule less 5%.
- Chairman Kelly questioned the amount of the Tier B level assessment. Ms. Houlihan stated it should mirror the state statute. She then pulled up the state statute for the Commission to review.
- Tier B for the \$500,000.00 to \$3,000,000.00 million investment should have a range of 70% to 25% for a 5 year period.
- Tier C should be kept as is to continue to encourage small business growth in Ellington.

- The commissioners discussed aspects of the Windsor abatement schedule and decided to treat existing businesses slightly different so that at the lower end of the spectrum the schedule would tolerate a smaller range and slightly higher potential tax abatement to keep current companies growing within Ellington. It was decided that utilizing a maximum average provides the commission with flexibility. Further, additional percentages can be increased based upon a list of criteria assigning value, such as new jobs created and equipment added to the tax roll. Therefore, adding a separate secondary clause that the commission at its discretion can allot a 5% increase above the abatement schedule for existing businesses was agreed upon as a way to incentivize existing business growth.

Ms. Houlihan will obtain the information from prior abatements granted by the commission and will draft a proposed amendment based upon the commissioners' discussion for review at the next meeting based.

5. Report: Current Economic Activity

There is no new information regarding an anticipated opening date for DiFiore's Ravioli Shop.

Chairman Kelly asked if anyone had any information on the engineering school for kids located near the urgent care and Commissioner Todd responded that it is a stem enrichment program, offering after school vacation and summer programs.

The commission discussed the new construction for The BarnYard's bridge, Earthlight's upcoming headquarters and the Oakridge Dairy methane digester.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the November 18, 2020 regular meeting minutes and December 16, 2020 special meeting minutes.

MOVED (HURLEY) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO APPROVE THE NOVEMBER 18, 2020 MEETING MINUTES AS WRITTEN.

MOVED (HURLEY) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO APPROVE THE DECEMBER 16, 2020 MEETING MINUTES AS WRITTEN.

2. Correspondence:

- a. Letter from Pullman & Comley dated December 14, 2020 – CTEC Solar, LLC petition for Declaratory Ruling for a solar project to be located at 277 Sadds Mill Road, Ellington, CT.

The commission discussed the proposed 30-acre solar farm which will include bee keeping. Commissioner Hurley mentioned an article in the Hartford Courant that stated solar developments have been incorporating goat farms, bee keeping and vegetable farming, to accommodate agricultural goals with solar projects.

b. Election of Officers for 2021

Chairman Position

MOVED (HURLEY) SECONDED (TODD) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER KELLY FOR CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR THE YEAR OF 2021.

HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

COMMISSIONER KELLY ACCEPTED THE NOMINATION.

MOVED (HURLEY) SECONDED (TODD) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER KELLY FOR CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR THE YEAR OF 2021.

Vice-Chairman Position

MOVED (TODD) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER RESUTEK FOR VICE-CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR THE YEAR OF 2021.

HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

COMMISSIONER RESUTEK ACCEPTED THE NOMINATION.

MOVED (TODD) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER RESUTEK FOR VICE-CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR THE YEAR OF 2021.

V. ADJOURNMENT:

MOVED (HURLEY) SECONDED (TODD) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:23 PM.

Respectfully submitted,

Christine Post, Recording Clerk