



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 REGULAR MEETING AGENDA WEDNESDAY, APRIL 14, 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
2. Report: Agricultural Initiatives
3. Report: Connecticut Economic Development Association Best Practices
 - a. Discuss future business events.
 - b. Completed Economic Development Strategies – 2019 Plan of Conservation & Development Chapter 6, and update of Business Information Packet and EDC website.
4. Report: Tax Incentive/Abatement Programs
 - a. Update on Tax Abatement Program amendments
5. Report: Current Economic Activity

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the March 10, 2021 regular meeting minutes.
2. Correspondence:
 - a. Pullman & Comley letter dated April 6, 2021 Re: CTEC Solar, LLC Petition for Declaratory Ruling for a Solar Project to be located in Ellington, CT

V. ADJOURNMENT:

Note: Next regular meeting is scheduled for May 12, 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/92008724347>
Meeting ID: 920 0872 4347
Password: 489780

Dial by your location:
+1 646 558 8656 US (New York)
Meeting ID: 920 0872 4347
Passcode: 489780

Town of Ellington Planning Department



55 Main Street, PO Box 187, Ellington, CT 06029/Phone: 860-870-3120/ Email: lhoulihan@ellington-ct.gov

DATE: April 9, 2021
TO: Economic Development Commission
FROM: Lisa M. Houlihan, AICP, Town Planner
RE: Completed Tasks - 2019 Plan of Conservation and Development - Chapter 6 Economic Development - Commercial and Industrial Development, and Update of Business Informational Packet and Commission Webpage

Chapter Six of the 2019 Plan of Conservation and Development (POCD) includes various segments: Overview, Route 83 Corridor, Town Center Triangle Area, Ellington Airport, Agriculture as an Economic Sector, Site Design Standards, and Economic Development. Since adoption (November 2019), a variety of strategies have been accomplished including some economic development ones (Route 83 Corridor Study adopted as Appendix to the POCD & adoption of farm winery, brewery, cidery and distillery regulations), and steps are currently in motion towards accomplishing more economic development considerations:

- Capital Improvement Program request (FY21/22) is pending town meeting approval to fund a project to create Village District Zoning for approximately 230 acres of undeveloped/under-developed land in the eastern portion of Town Center. The project will involve extensive community outreach, market analysis, and creation of mixed-use planning concepts to market to the development community.
- Adoption of additional standards for Article 6 Land Use & Site Development Regulations of the Ellington Zoning Regulations to add Section 6.5 Sidewalks & Fee-In-Lieu-of Sidewalks (effective November 1, 2020) and Section 6.6 Access Management (effective April 1, 2021).
- Later this month, the Planning and Zoning Commission will begin developing other site development standards like low impact design, contemporary parking requirements and energy efficient outdoor lighting standards.

At your next meeting I'd like to work with you to update the Business Informational Packet and the EDC webpage, in consideration of the following short-term strategy from the POCD (page 98).

- **Community Information Packet:** *Many small and some large businesses don't have access to good demographic and socio-economic data—data that can be important to their business planning activities and investment decisions. Providing such information is a simple way to assist and inform businesses—to help educate them about your community. Therefore, the Ellington Economic Development Commission should create and maintain a Community Information Packet that can be made available on the Town's website as a downloadable PDF. The CERC Town profile is a good starting point for demographic, socio-economic, and other community-based information. The Town Profile can be supplemented with detailed and robust community data and real estate market information.*

I look forward to meeting with you on April 14, 2021.



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
-

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

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 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.



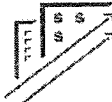
100% financing...

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



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 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

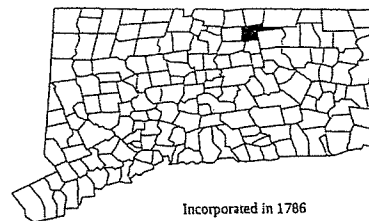
12/11

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				Race/Ethnicity (2012-2016)										
	Town	County	State		Town	County	State							
2000	12,921	136,364	3,405,565	White Alone, Non-Hispanic	14,100	130,289	2,464,450							
2010	15,602	152,691	3,574,097	Black Alone	186	4,560	372,696							
2012-2016	15,880	151,689	3,588,570	Asian	757	6,321	152,782							
2020	17,966	158,606	3,604,591	Native American	0	74	9,399							
'16 - '20 Growth / Yr	2.9%	1.1%	0.1%	Other/Multi-Race	281	5,511	284,582							
				Hispanic or Latino	627	7,629	537,728							
	Town	County	State		Town	County	State							
Land Area (sq. miles)	34	410	4,842	Poverty Rate (2012-2016)	3.2%	6.8%	10.4%							
Pop./Sq. Mile (2012-2016)	466	370	741	Educational Attainment (2012-2016)										
Median Age (2012-2016)	42	38	41		Town	County	State							
Households (2012-2016)	6,717	54,573	1,354,713	High School Graduate	2,707	25%	673,220	27%						
Med. HH Inc. (2012-2016)	\$79,917	\$80,129	\$71,755	Associates Degree	936	9%	184,426	7%						
	Town	State		Bachelors or Higher	4,508	41%	938,319	38%						
Veterans (2012-2016)	1,026	188,759												
Age Distribution (2012-2016)														
	0-4		5-14		15-24		25-44		45-64		65+		Total	
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%

Economics

Business Profile (2016)			Units Employment		Top Five Grand List (2014)		Amount
Sector							
Total - All Industries			338	3,532	Autumn Chase LLC		\$71,830,064
23 - Construction			52	325	Deer Valley LLC		\$66,677,148
31-33 - Manufacturing			24	527	Connecticut Water Company		\$32,033,572
44-45 - Retail Trade			33	573	CT Light & Power		\$31,438,486
62 - Health Care and Social Assistance			27	230	CT Water Co		\$289,364
81 - Other Services (except Public Administration)			33	320	Net Grand List (SFY 2015-2016)		\$1,311,375,929
Total Government			15	672	Major Employers (2016)		
					Town of Ellington	Big Y	
					Natural County Farms/Country Pure		
					Foods	Merrill Industries	
					Accu-Time Systems		

Education

2017-2018 School Year				Smarter Balanced Test Percent Above Goal (2016-2017)						
	Grades	Enrollment		Grade 3		Grade 4		Grade 8		
				Town	State	Town	State	Town	State	
Ellington School District	PK-12	2,688		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)				Rate of Chronic Absenteeism (2016-2017)						
Ellington School District		2016-2017		All						
		50		9.9%						
4-Year Cohort Graduation Rate (2016-2017)				Public vs Private Enrollment (2012-2016)						
	All	Female	Male	Town		County		State		
Connecticut	87.9%	90.9%	85.1%	Public	91.3%	90.0%	86.8%			
Ellington School District	96.6%	*	*	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	Hartford, CT
Vernon, CT	Ellington, CT
Enfield, CT	Vernon, CT
Manchester, CT	Manchester, CT
Tolland, CT	East Hartford, CT
Stafford, CT	South Windsor, CT
South Windsor, CT	Windsor, CT

Quality of Life

Crime Rates (per 100,000 residents) (2016)	Distance to Major Cities	Miles	Residential Utilities
Property	Hartford	18	Electric Provider
Violent	Providence	52	Eversource Energy
	Boston	77	(800) 286-2000
Disengaged Youth (2012-2016)	New York City	118	Gas Provider
Female	Montreal	257	Eversource Energy
Male			(800) 989-0900
			Water Provider
Library circulation per capita			Connecticut Water Company
			(800) 286-5700
			Cable Provider
			Comcast Vernon
			(800) 266-2278

Town of Ellington Planning Department



55 Main Street, PO Box 187, Ellington, CT 06029/Phone: 860-870-3120/ Email: lhoulihan@ellington-ct.gov

DATE: March 30, 2021

TO: Board of Selectmen
cc: Economic Development Commission Chairman, S. Kelly
Town Attorney, D. Famiglietti
Town Finance Officer/Treasurer, T. Pignataro
Town Assessor, K. Bechard

FROM: Lisa M. Houlihan, AICP, Town Planner, on behalf of the Economic Development Commission

SUBJECT: Proposed Amendments - Economic Development Tax Abatement Policy to Establish Abatement Schedules, Define New Business and Existing Eligible Business and Add Recapture Clause for Businesses

At a meeting on March 10, 2021, the Economic Development Commission (EDC) considered changes to the Economic Development Tax Abatement Policy. The proposal establishes abatement schedules, defines new business and existing eligible business, and adds a recapture clause for businesses. The enclosed was drafted in consultation with the town attorney.

Attached is a copy of the draft amendment, sample abatement program from two neighboring towns, and the enabling statute. Please consider this proposal at your next meeting. One or more representatives for the EDC will be present to represent the proposal.



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 REGULAR MEETING MINUTES WEDNESDAY, MARCH 10, 2021, 7:00 PM ZOOM MEETING

PRESENT: Chairman Sean Kelly, Vice Chairman Donna Resutek, Regular Member Jim Fay and Alternates Bryan Platt, Susan Conte, and Amos Smith

ABSENT: Regular Members Chris Todd and David Hurley

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 7:03 PM.

BY CONSENSUS AGREED TO ADD DISCUSSION REGARDING MUNICIPAL STRATEGIES FOR REGULATING SMALL CELL WIRELESS FACILITIES AS ACTIVE BUSINESS ITEM 6

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

III. ACTIVE BUSINESS:

1. Report: Tolland County Chamber of Commerce

Ms. Houlihan reported that the Legislative Breakfast on February 17, 2021 was well attended by about 30 participants including legislative representatives Dan Champagne, Tim Ackert, Tammy Nuccio and Mike Winkler. She stated there was conversation regarding assistance being provided to small businesses and discussion specific to manufacturing and rules for journeymen and apprentices.

2. Report: Agricultural Initiatives

Nothing new to report, at this time.

3. Report: Connecticut Economic Development Association Best Practices
a. Discuss future Shop Ellington event

Chairman Kelly discussed the possibility of doing 2 different events this year suggesting one could focus on companies in town that produce goods and services such as Rice Packaging, Dymotek, Earthlight Solar & Energy Solutions, Bolles Motors, Violette

Mechanical, Skips Wastewater Services and Barber Utilities. He suggested coordinating with the school system to host an event that would showcase what the businesses offer for employment opportunities so that students and the general public can learn what job skills non-retail-oriented businesses in town look for in an employee. Discussion ensued to market the event as a job fair and/or business expo for anyone who would like to attend and suggested the high school gym or cafeteria could be used noting COVID-19 protocols need to be kept in mind. Commissioner Resutek suggested that each business could have a sign-up sheet at their booth to schedule open houses for those who are interested in learning more. Ms. Houlihan will reach out to the superintendent to see if there is any interest in participating along with Dymotek, Rice, Earthlight and Bolles for a late July or early August event, providing COVID-19 restrictions allow for such a gathering. The Commission will discuss this matter at the next meeting in April to determine the next steps once Ms. Houlihan has verified the potential interest.

The commissioners then agreed to plan another Shop Ellington event for retail businesses keeping the same 2 weekend timeframe as last year. Commissioner Conte suggested the idea of adding a map of participating businesses on the back of each raffle card and reiterated the idea of using the Farmer's Market to spread the word as well as including more signage this year.

4. Report: Tax Incentive/Abatement Programs
 - a. Discuss additional amendment to the Tax Abatement Program, pursuant to the Town Attorney's recommendations.

Ms. Houlihan reviewed the revised amendment to the Tax Abatement Program with the Commission. The town attorney suggested adding a 10-year recapture clause for businesses similar to the existing farm recapture clause. The commissioners discussed the matter and decided to enact a recapture clause for businesses that mirrors the same schedule as the existing farm recapture clause.

MOVED (PLATT) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO APPROVE AMENDMENT TO THE TAX ABATEMENT PROGRAM DATED MARCH 10, 2021 WITH THE ADDITION OF A RECAPTURE CLAUSE SCHEDULE FOR BUSINESSES THAT MIRRORS THE RECAPTURE CLAUSE SCHEDULE FOR FARMS TO BE FORWARDED TO THE BOARD OF SELECTMEN FOR REVIEW AND APPROVAL.

Ms. Houlihan will notify the Commission once the matter is on the Board's agenda.

5. Report: Current Economic Activity

Nothing new to report.

6. Discussion: Municipal Strategies for Regulating Small Cell Wireless Facilities.

Ms. Houlihan summarized materials she received from a Zoominar which she and Commissioner Hurley attended that discussed municipal strategies regarding small cell wireless facilities. She believes this information should be brought to the attention of the Planning and Zoning Commission to establish regulations regarding where small cell wireless facilities can be located and their appearance. She stated that the Connecticut

Siting Council will consider town regulations that are in place when deciding applications to install 5G facilities. Ms. Houlihan encouraged members interested in understanding this topic more fully to review the handout. She referred to item number 1 regarding a public private arrangement that could potentially encourage installation of infrastructure and improve access to 5G technology. Discussion ensued. The Commission supports the initiative in a way that makes the technology accessible but without jeopardizing Ellington's overall viewshed.

BY CONSENSUS AGREED TO EXPRESS TO THE PLANNING AND ZONING COMMISSION THAT THE EDC SUPPORTS REGULATIONS FOR SMALL CELL WIRELESS FACILITIES THAT ENABLES 5G ACCESSIBILITY FOR ELLINGTON BUSINESSES AND RESIDENTS WHILE SETTING STANDARDS TO PROTECT VIEWSHED, AESTHETICS AND RIGHT-OF-WAYS.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the February 10, 2021 regular meeting minutes.

MOVED (SMITH) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 10, 2021 MEETING MINUTES AS WRITTEN.

2. Correspondence:

Chairman Kelly reported that Commissioner Hurley submitted a sample of a bingo card event being used in Berlin, similar to the Shop Ellington card, but with the rules of bingo as a suggestion for a Shop Ellington event. He said it would take a good amount of coordination and cooperation with the participating retailers and that the Commission can discuss the logistics at the next meeting.

Ms. Houlihan reported that her department will be talking with the Planning and Zoning Commission about extending the temporary certificates for outdoor dining which were granted last year pursuant to Executive Orders resulting from COVID-19 restrictions. She also indicated that The Hidden Still is seeking approval to permanently expand their outdoor patio.

V. ADJOURNMENT:

MOVED (RESUTEK) SECONDED (SMITH) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:07 PM.

Respectfully submitted,

Christine Post, Recording Clerk

Lee D. Hoffman
90 State House Square
Hartford, CT 06103-3702
p 860 424 4315
f 860 424 4370
lhoffman@pullcom.com
www.pullcom.com

April 6, 2021

Via Certified Mail/Return Receipt Requested

Sean Kelly, Chairman
Economic Development Commission
55 Main St.
Ellington, CT 06029

Re: CTEC Solar, LLC ("CTEC") Petition for Declaratory Ruling for a Solar Project to Be Located in Ellington, Connecticut

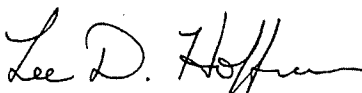
Dear Sir/Madam:

Pursuant to section 16-50j-40(a) of the regulations of the Connecticut Siting Council (the "Council"), we are notifying you that CTEC Solar, LLC intends to file a petition for declaratory ruling with the Council on or shortly after April 9, 2021. This petition will request the Council's approval of the location and construction of a 6.0-megawatt alternating current solar photovoltaic electric generating facility and associated electrical interconnection equipment (the "Project") in Ellington, Connecticut. The Project address is 277 Sadds Mill Road, Ellington (the "Property") and will involve the development of approximately 30.5 acres of the underlying parcels ("Project Area"). The Project Area consists of two parcels; the 99.6 acre parcel to the east of the intersection of Sadds Mill Road and Reeves Road, and the 57.7 acre parcel to the north of that, on the south side of Reeves Road.

The Project consists of solar modules, string inverters, driven post racking, DC string wiring, AC wire runs, transformers, switchgear, metering equipment, security fencing and access roads. The Project will be interconnected with Eversource's electric distribution system.

Once filed, a full copy of the Petition will be placed on file with the Towns of Ellington and East Windsor. If you have any questions regarding the Project, please contact the undersigned or the Council.

Sincerely,



Lee D. Hoffman
Attorney for CTEC Solar, LLC