



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 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 and available in the Town Planner's Office. Commission meetings are open to the public. The commission's meeting agendas are posted on the Town of Ellington's webpage (www.ellington-ct.gov) under Agenda & Minutes, Economic Development Commission, and include the location to attend in person and instructions to attend meetings remotely. Please consider visiting us, we'd love to hear from you.

The Town Planner is technical staff to the commission and is available to assist businesses, developers, and the general public with an array of land use matters. Please do not hesitate to contact the Planning Department.

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
-

STAFF: Lisa Houlihan, AICP, CZEO, Town Planner (lhoulahan@ellington-ct.gov)
John Colonese, CZEO, Assistant Planner Enforcement Officer (jcolonese@ellington-ct.gov)
Barbra Galovich, CZET, Land Use Assistant (bgalovich@ellington-ct.gov)

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...

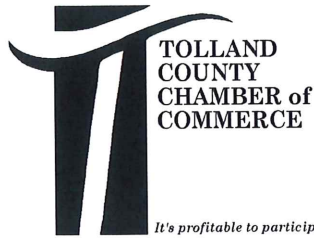
C-PACE financing is repaid through an assessment that is placed on a building owner's property by their municipality, similar to a sewer assessment that can be transferred if there is a change of ownership.



...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



Tolland County Chamber of Commerce

Application Form

Company: _____

Contact: _____

Address: _____

City: _____ CT Zip: _____

Phone: _____ Email: _____

Website: _____

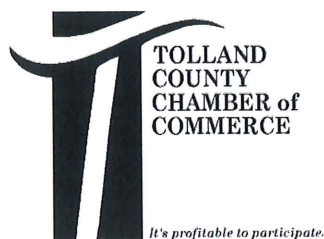
I the undersigned subscribe \$_____ annually to the Tolland County Chamber of Commerce, payable in advance.

Signature: _____

Search Engine Tag Word: _____

**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



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).

The following chart outlines the category and dues amounts.

- | | |
|-------------------------------------|--|
| Financial | • \$1,005 for membership and \$150 for each branch/office in Tolland County |
| Hospital, Health Care and Education | • \$430 plus \$1.00 per employee for first 50 employees, then \$.50 per employee over 50 |
| Public Utilities | • \$1,005 plus \$2.00 per employee |
| General | • \$350 plus \$5.00 per full time employee for the first 50 then \$2.50 per employee over 50 |
| Municipality | • \$430 |
| Individual | • \$95 (Must be retired from a member business) |
| Senior | • \$50 (Medicare eligible) |

FORMULA	Category with one principal	\$_____
	_____Additional Employees @ \$_____	\$_____
	One time processing fee @ \$25.00	\$_____ 25.00
TOTAL ANNUAL DUES:		\$_____

Please return to and make check payable to *The 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



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ECONOMIC DEVELOPMENT COMMISSION 2022 MEETING SCHEDULE

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

1/12

2/09

3/09

4/13

5/11

6/08

7/13

8/10

9/14

10/12

11/09

12/14

General

ACS, 2015–2019	Ellington	State
Land Area <i>mi</i> ²	34	4,842
Population Density <i>people per mi</i> ²	475	738
Number of Households	7,000	1,370,746
Median Age	41.0	41.0
Median Household Income	\$91,510	\$78,444
Poverty Rate	5%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Local Government	727	12	\$45,605
2 Manufacturing	574	24	\$64,236
3 Retail Trade	559	34	\$45,821
4 Construction	475	59	\$68,465
5 Health Care & Social Assistance	344	31	\$38,058
All Industries	3,896	363	\$48,884

SOTS Business Registrations

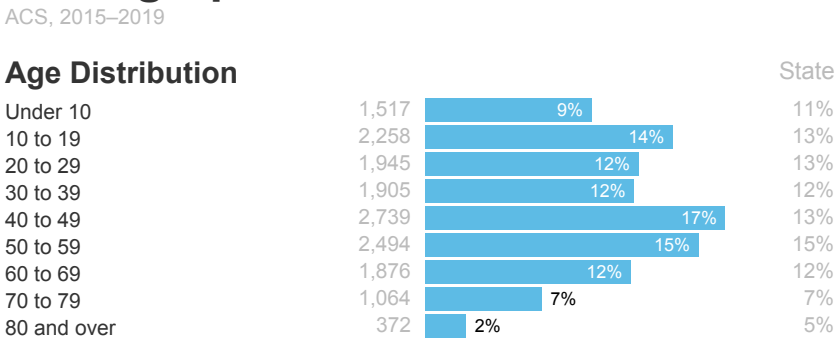
Secretary of the State, June 2021

Total Active Businesses		1,191					
New Business Registrations by Year							
2001	63	2006	59	2011	55	2016	82
2002	74	2007	81	2012	72	2017	75
2003	73	2008	69	2013	70	2018	89
2004	75	2009	52	2014	73	2019	76
2005	73	2010	70	2015	63	2020	103

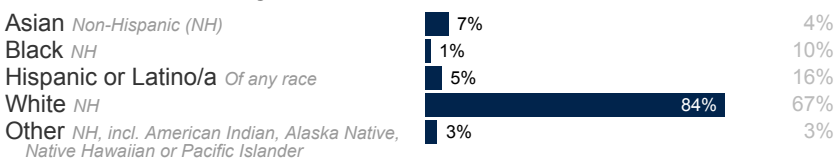
Key Employers

- Data from municipalities, 2021
- 1 Oakridge Dairy
 - 2 Country Pure Foods
 - 3 Dymotek
 - 4 Earthlight
 - 5 Barn Yard/Great Country Garages

Demographics



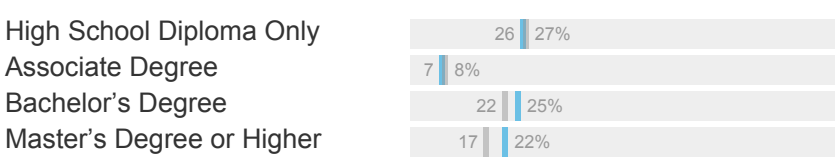
Race and Ethnicity



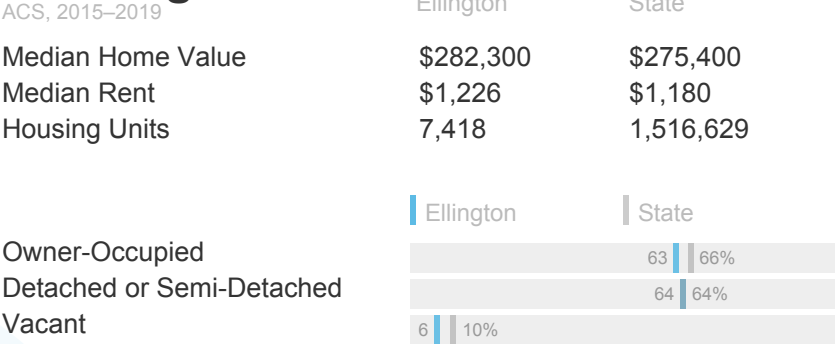
Language Spoken at Home



Educational Attainment



Housing



Schools

CT Department of Education, 2020-21	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
School Districts	PK-12	2,626	49	98%
Ellington School District	-	513,079	15,300	88%
Statewide	-			

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19	Math	ELA
Ellington School District	63%	68%
Statewide	48%	56%

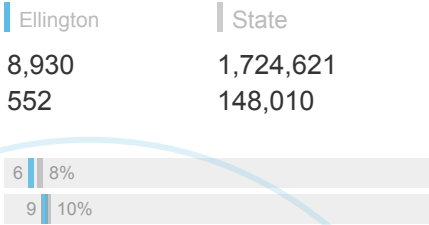
Labor Force

CT Department of Labor, 2020

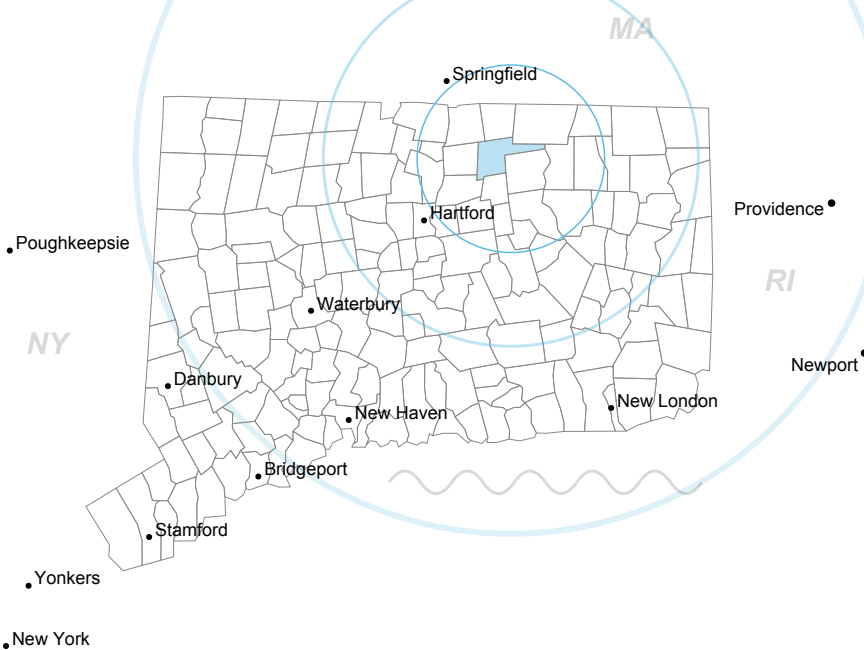
	Ellington	State
Employed	8,930	1,724,621
Unemployed	552	148,010

Unemployment Rate
Self-Employment Rate*

*ACS, 2015–2019



Catchment Areas of 15mi, 30mi, and 60mi



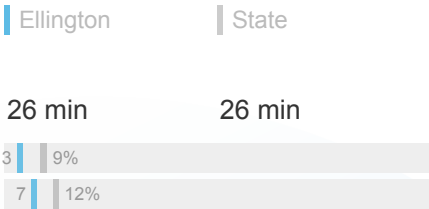
Access

ACS, 2015–2019

Mean Commute Time *Pre-Covid* 26 min 26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport
Walking or Cycling
Driving

Working From Home *Pre-Covid*



Public Transit

CTtransit Service
Other Public Bus Operations
Train Service

-
-
-

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$59,924,730
Property Tax Revenue	\$43,643,949
per capita	\$2,661
per capita, as % of state av.	88%
Intergovernmental Revenue	\$14,493,790
Revenue to Expenditure Ratio	98%

Boston*

Municipal Expenditure

Total Expenditure	\$60,996,442
Educational	\$42,806,046
Other	\$18,190,396

Grand List

Equalized Net Grand List	\$1,980,074,302
per capita	\$121,484
per capita, as % of state av.	79%
Comm./Indust. Share of Net Grand List	7%

Actual Mill Rate	31.70
Equalized Mill Rate	21.90

Municipal Debt

Moody's Rating	Aa3
Total Indebtness	\$18,450,515
per capita	\$1,132
per capita, as % of state av.	44%
as percent of expenditures	30%

Annual Debt Service	\$2,935,851
as % of expenditures	5%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.