



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
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STAFF: Lisa Houlihan, AICP, CZEO, Town Planner (lhoulihan@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 8:00AM-6:30PM, Tuesday through Thursday 8:00AM-4:30PM, Friday - Closed, excluding holidays and emergency closings

TOWN OF ELLINGTON

ECONOMIC DEVELOPMENT TAX ABATEMENT POLICY

PURPOSE: To attract new businesses and encourage growth and investment in existing businesses to increase long term tax revenue. Farming is important to the quality of life, environment, economy, and character of Ellington. This policy allows the Town to offer reduced assessments for qualified businesses and farms.

OUTCOME: Growth and expansion provide tax revenue, potential employment, opportunities for other businesses, and retains industry in town. Investment in farming benefits quality of life and the environment, diversifies taxes, and sustains farming.

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: If unusual or extraordinary circumstances, the Board of Selectmen (BOS) may alter/waive foregoing provisions. Abatement schedules are guides; the final schedule must be approved by the BOS.

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

Any agreement requires the business/farm to remain solvent/operational at least 10 years.

Abatement is based on capital expenditures at the time of agreement; future expansions are not counted.

The length and % of abatement for any new eligible business is based on cost of improvements, excluding routine maintenance, to real property as follows:

- a. Costs of improvements is \$3,000,000 or more, the increase in assessment computed by the Assessor (in accordance with standard assessment practices) may be abated as follows: no more than 7 years, 85% first and second years, 75% third year, 65% fourth year, 55% fifth year, and 45% sixth and seventh years.
- b. Costs of improvements is more than \$500,000 but less than \$3,000,000, the increase in the assessment computed by the Assessor (in accordance with standard assessment practices) may be abated no more than 3 years, 75% first year, 50% second year, and 25% third year.
- c. Costs of improvements is more than \$25,000 but less than \$500,000, 50% of the increase in the assessment computed by the Assessor (in accordance with standard assessment practices) may be abated for a period of no more than 2 years.

The length of time of an abatement agreement for any existing eligible business shall also be based on cost of improvements, excluding routine maintenance, to real property as set forth for new eligible businesses. However, the % of abatement for existing eligible businesses may be increased up to 5%.

The length and % of abatement for new or existing eligible businesses proposing to construct over \$6,000,000 in improvements shall be determined on a case-by-case basis and approved by the BOS.

The length of time of the abatement for an eligible farm is based on cost of improvements, excluding routine maintenance, to real property as follows:

- a. No more than 50% of the increase in assessment computed by the Assessor (in accordance with standard assessment practices) 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.

Existing Eligible Business: An eligible business that currently has and has had facilities and operations in the Town of Ellington for a period of not less than one year as of the date of its application for tax abatement.

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

New Eligible Business: An eligible business that is new to the Town of Ellington or has not had facilities and operations in Town for a period of at least one year prior to the date of its application for tax abatement.

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.

RECAPTURE CLAUSE FOR ELIGIBLE BUSINESSES AND FARMS:

If business operations or farming operations cease or a property that was granted abatement 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 following schedule, unless a new applicant is recommended by the EDC to assume the remaining term of abatement and approved by the BOS. In no case shall the amount to be paid to the Town exceed the original amount of taxes abated.

Between 1 day and 365 days	100%
Between 1 year 1 day and 2 years	90%
Between 2 years 1 day and 3 years	80%
Between 3 years 1 day and 4 years	70%
Between 4 years 1 day and 5 years	60%
Between 5 years 1 day and 6 years	50%
Between 6 years 1 day and 7 years	40%
Between 7 years 1 day and 8 years	30%
Between 8 years 1 day and 9 years	20%
Between 9 years 1 day and 10 years	10%
More than 10 years.....	0%

Recapture taxes owed to the Town pursuant to this provision 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 cessation of operation, within sixty (60) days of the date on which said operations ceased. Such revenue received shall become part of the general revenue of the Town.



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.



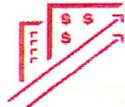
100% financing...

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



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.

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 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. Renewals are based on August 15th of that year. One principal (owner, partner) counts with initial base with all others counting as employees, whatever their affiliation is. 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 - Birch

\$1005.00 for first branch/office and \$175.00 for each additional branch/office in Tolland County

Public Utilities - Maple

\$1005.00 plus \$2.00 per employee

Hospital, Health Care & Education - Beech

\$430.00 plus \$1.00 per employee for first 50 employees, then \$.50 per employee over 50

Municipality - Hemlock

\$430.00

General - Pine

\$350.00

Food Truck / Mobile Bar - Cherry

\$250.00

Individual - Cedar

\$110.00 (Must be retired from a member business)

Senior - Oak

\$50.00 (Medicare eligible)



Today's Date: _____

Application Form

Business Name: _____

Type of Business (description): _____

Business Physical Address 1: _____

Business Physical Address 2: _____

Business Physical City: _____

Business Physical State: _____

Business Physical Zip Code: _____

Business Phone Number: _____

Billing Contact: _____

Billing Contact Phone: _____

Billing Contact Email: _____

Business Website: _____

Business Facebook: _____

Business Instagram: _____

Business Twitter: _____

Business YouTube: _____

Were you referred to the Tolland County Chamber by another Tolland County Chamber Member? If so, please put their name below. We certainly want to thank them.

Referred By: _____

I, the undersigned, subscribe annually to the Tolland County Chamber of Commerce. Payment required before approval can be made by the Board of Directors at our next Board Meeting.

Signature: _____

PLEASE FILL OUT BELOW...

1. Please tell us how you heard about the Tolland County Chamber of Commerce.

2. Why would you like to join our Chamber? Networking opportunities, chamber events, reputability, business exposure, referrals or other (please explain)

If you were to attend a Networking event.... Which days of the week work for you? (x all that apply)

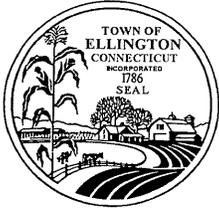
Tuesday ___
Wednesday ___
Thursday ___

If you were to attend a Networking event.... Which time frame works for you? (x all that apply)

Morning Networking ___
Afternoon Networking ___
After Hours Networking ___

Tolland County Chamber of Commerce
30 Lafayette Sq., Hyde Avenue, Vernon, CT 06066
Phone 860-872-0587

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



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ECONOMIC DEVELOPMENT COMMISSION 2023 MEETING SCHEDULE

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

1/11

2/08

3/08

4/12

5/10

6/14

7/12

8/09

9/13

10/11

11/08

12/13

Ellington, Connecticut

16,170

General

ACS, 2015-2019	Ellington	State
Land Area <i>mi²</i>	34	4,842
Population Density <i>people per mi²</i>	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
2002	74	2007	81
2003	73	2008	69
2004	75	2009	52
2005	73	2010	70
		2011	55
		2012	72
		2013	70
		2014	73
		2015	63
		2016	82
		2017	75
		2018	89
		2019	76
		2020	103

Key Employers

Data from municipalities, 2021

- Oakridge Dairy
- Country Pure Foods
- Dymotek
- Earthlight
- Barn Yard/Great Country Garages

Schools

CT Department of Education, 2020-21

School Districts

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

Demographics

ACS, 2015-2019

Age Distribution

Age Group	Ellington	State
Under 10	1,517 (9%)	11%
10 to 19	2,258 (14%)	13%
20 to 29	1,945 (12%)	13%
30 to 39	1,905 (12%)	12%
40 to 49	2,739 (17%)	13%
50 to 59	2,494 (15%)	15%
60 to 69	1,876 (12%)	12%
70 to 79	1,064 (7%)	7%
80 and over	372 (2%)	5%

Race and Ethnicity

Race/Ethnicity	Ellington	State
Asian <i>Non-Hispanic (NH)</i>	7%	4%
Black <i>NH</i>	1%	10%
Hispanic or Latino/a <i>Of any race</i>	5%	16%
White <i>NH</i>	84%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	3%	3%

Language Spoken at Home

Language	Ellington	State
English	78%	91%
Spanish	2%	12%

Educational Attainment

Education Level	Ellington	State
High School Diploma Only	26%	27%
Associate Degree	7%	8%
Bachelor's Degree	22%	25%
Master's Degree or Higher	17%	22%

Housing

ACS, 2015-2019

	Ellington	State
Median Home Value	\$282,300	\$275,400
Median Rent	\$1,226	\$1,180
Housing Units	7,418	1,516,629

Housing Type	Ellington	State
Owner-Occupied	63%	66%
Detached or Semi-Detached	64%	64%
Vacant	6%	10%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Ellington School District	63%	68%
Statewide	48%	56%

Ellington, Connecticut

16,170

Labor Force

CT Department of Labor, 2020

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

Unemployment Rate

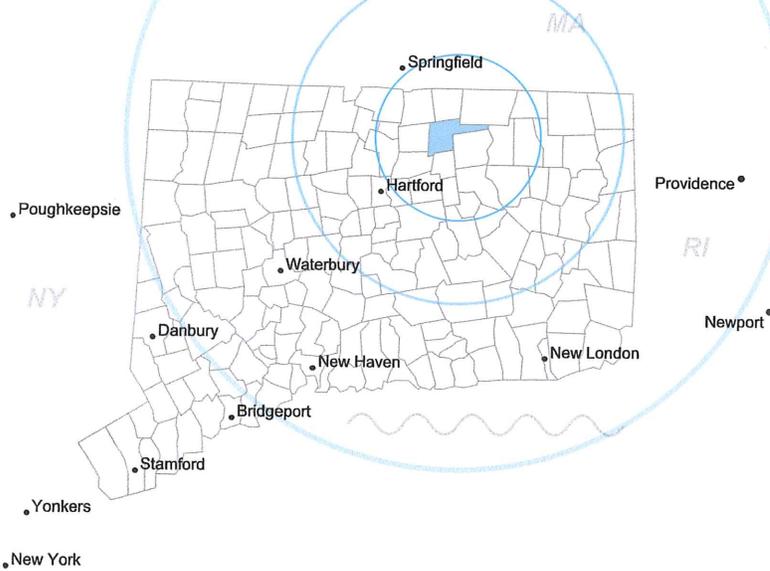


Self-Employment Rate*



*ACS, 2015-2019

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



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%

Access

ACS, 2015-2019

	Ellington	State
Mean Commute Time <i>Pre-Covid</i>	26 min	26 min

No Access to a Car



No Internet Access



Commute Mode

Public Transport	1%	5%
Walking or Cycling	1%	3%
Driving	86%	91%
Working From Home <i>Pre-Covid</i>	5%	6%

Public Transit

CTtransit Service	-
Other Public Bus Operations	-
Train Service	-



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.