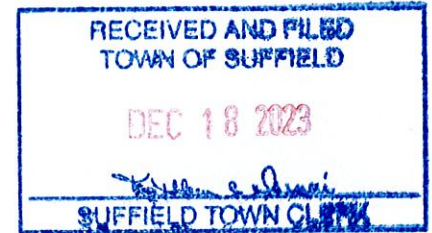


**Minutes of Suffield Town Meeting
12/13/2023**



The Town Meeting of the Town of Suffield was called to order by Town Clerk Kathleen Dunai, at 7:02 PM. The Town Meeting was held at the Suffield Middle School, 350 Mountain Road, Suffield, CT.

Upon nomination by Michele Urch, 312 North Grand Street, with a second by Kris Lambert, 22 Old Farms Lane, Edward McAnaney, 85 Wren Drive was elected moderator by voice vote.

There were no additional nominations for moderator from the floor.

Moderator McAnaney asked those in attendance to stand for the Pledge of Allegiance.

Town Clerk Kathleen Dunai read the Legal Notice into record as published in *the Hartford Courant* on December 7, 2023.

A motion was made by Kris Lambert, 22 Old Farms Lane to suspend the need for paper ballot and allow for voting by voice vote or show of hands, at the moderators discretion at tonight's meeting. This motion was seconded by Michele Urch, 312 North Grand Street.

Amanda Thibedeau, 1510 North Stone Street, with a second by Scott Guilmartin, 759 Hale Street, presented the following resolution for discussion.

● **Resolved:** That the Town Meeting of the Town of Suffield approve the proposed animal control ordinance as presented and approved by the Board of Selectmen.

Town Attorney Derek Donnelly was invited to the podium and presented the PowerPoint (attached) regarding the ordinance and addressed any comments and concerns.

Tim Reynolds, 56 Deepbrook Harbor, with a second by Kevin Phelps, 3346 Phelps Road, moved the question to vote.

The resolution passed by majority voice votes.

Erica Boucher, 71 Woodland Terrace, with a second by Gayle Demko, 1238 Mountain Road, presented the following resolution for discussion.

● **Resolved:** That the Town Meeting of the Town of Suffield approve the proposed changes to the Tax Increment Finance (TIF) District Master Plan as presented and approved by the Board of Selectmen

Economic Development Specialist Chad Kuzintkowski and Director of Planning and Development Bill Hawkins presented the attached PowerPoint to explain the program. There were no questions from the audience.

The resolution passed unanimously by voice vote.

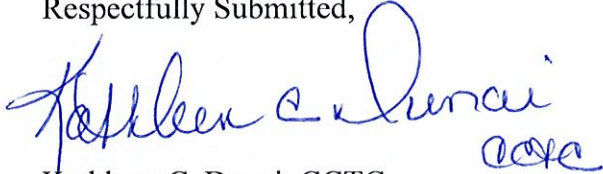
Moderator McAnaney asked if anyone wanted to bring forward any additional business for tonight's town meeting. With no further business, brought forward Moderator Edward McAnaney asked for a motion to close the December 13, 2023 town meeting.

Colin Moll, 12 Audubon Drive, with a second by Kris Lambert, 22 Old Farms Lane, motioned to close the December 13, 2023 town meeting.

The motion to adjourn passed unanimously by voice vote.

The Town Meeting concluded at 8:04 PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Kathleen C. Dunai', with a small circular mark to the right.

Kathleen C. Dunai, CCTC

Town Clerk

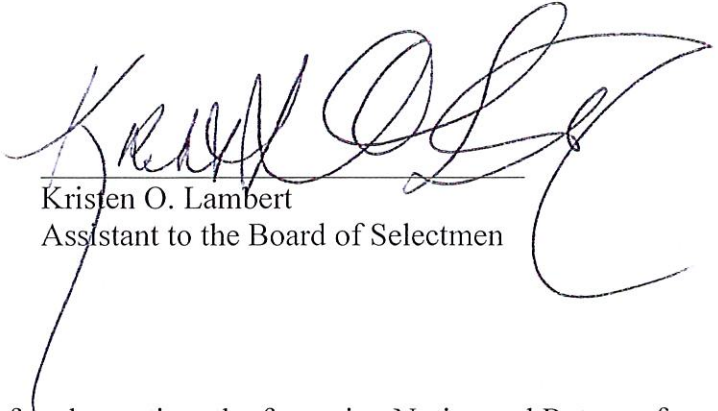
RETURN OF NOTICE

I HEREBY CERTIFY that on December 7, 2023, I caused notice to be given of the foregoing Warning for a Town Meeting to be held December 13, 2023 by posting upon a signpost or other exterior place near the office of the Town Clerk of the Town of Suffield a printed or written warning signed by the selectmen.

I HEREBY CERTIFY that on December 7, 2023, I published a like warning in the Hartford Courant, a newspaper having a circulation in Suffield.

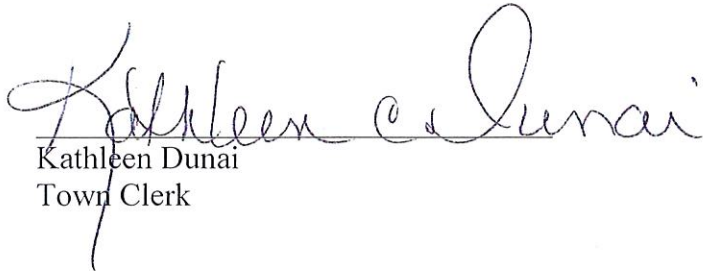
I HEREBY CERTIFY that such posting and such publication all being at least five days previous to holding the meeting, including the day that such notice was given, but not including the day of the holding of such meeting

I HEREBY CERTIFY that a copy of such Warning is hereby filed with the Town Clerk of Suffield.



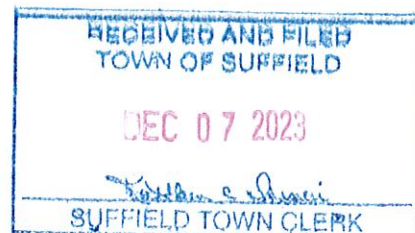
Kristen O. Lambert
Assistant to the Board of Selectmen

I hereby certify that on or before the day of such meeting, the foregoing Notice and Return of Notice are duly recorded in the records of the Town of Suffield, Connecticut.



Kathleen Dunai
Town Clerk

Dated: December 7, 2023



LEGAL NOTICE
NOTICE OF TOWN MEETING
TOWN OF SUFFIELD

Notice is hereby given that a Town Meeting of the inhabitants of the Town of Suffield, Connecticut, qualified to vote in Town Meeting, will be held at the Auditorium in Suffield Middle School, 350 Mountain Road, Suffield, CT on Wednesday, **December 13, 2023** at 7:00 p.m. for the following purposes to wit:

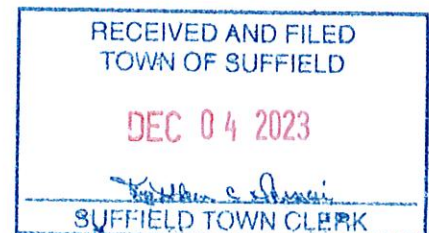
1. To consider and act upon an Animal Control ordinance as approved by the Board of Selectmen.
2. To consider and act upon changes to the TIF Master Plan as approved by the Board of Selectmen.

Copies of supporting materials may be found on the Town website at www.suffieldct.gov or by visiting the Town Clerk's Office, 83 Mountain Road, Suffield, CT.

Dated at Suffield, Connecticut this 6th day of December, 2023.

BOARD OF SELECTMEN

Colin Moll, First Selectman
Mel Chafetz, Selectman
Kathleen Harrington, Selectman
Peter Hill, Selectman
Jeremiah Mahoney, Selectman



Animal Control Ordinance
Approved by Board of Selectmen 8-16-23

Pursuant to the powers set forth in Chapter 98 of the Connecticut General Statutes, the Town of Suffield enacts the following Ordinance.

Sec. X-1 Impoundment Costs

(a) Animal owners shall pay all costs associated with the impoundment of their animal by the Town for any period of time and for any purpose. The cost for animals impounded in a facility contracting with the Town shall be the actual cost charged to the Town by the facility.

(b) In addition to the costs set forth in paragraph a, animal owners shall pay an additional fee of \$15.00 per C.G.S. §22-333 as well as any advertising fees as set forth in the statute.

(c) For impoundment periods lasting less than thirty (30) days, the animal owner shall pay all costs associated with the impoundment of their animal, in full, in order to redeem their animal.

(d) For impoundment periods lasting more than thirty (30) days, the animal owner shall pay all costs associated with the impoundment of their animal as of the thirtieth (30th) day of impoundment, and every thirtieth (30th) day thereafter until such impoundment ends with the balance of all costs associated with the impoundment of their animal to be paid.

(e) The failure of any animal owner to pay any costs set forth in parts (a) through (d) of this ordinance within ninety (90) days of those costs becoming due and owing to the Town shall incur a penalty of one hundred dollars (\$100.00) per week.

(f) In the event that the Town is required to seek enforcement of any part of this ordinance, the Town shall be entitled to compounding interest of eight percent (8%) per year, accruing on a per-month basis, on all outstanding and unpaid costs of impounding the animal and all penalties for late payment. Such interest shall be calculated from the date on which the outstanding payments to the Town become due.

(g) In the event that the Board of Selectmen determines that an animal owner is unable to make payments to the Town under any section of this ordinance, and in the event that the animal owner provides clear and convincing evidence to the Board of Selectmen that they cannot make such payments, the Board of Selectmen shall be authorized, at its sole discretion, to enter into a payment plan agreement with the animal owner and may further accept a security against property as collateral for the same. The Board of Selectmen shall waive any fee related to any impoundment deemed to have been improper or unlawful.

Editor's Note: For the purposes of passage, "sec. X-1" is a place-holding designation with the actual code section to be assigned following passage.



Town Meeting

Presented by the Board of Selectmen

December 13, 2023



Agenda

1. To consider and act upon an Animal Control ordinance as approved by the Board of Selectmen.
2. To consider and act upon changes to the Tax Increment Finance (TIF) District Master Plan as approved by the Board of Selectmen.



Animal Control Ordinance

Background

- ▶ Over the last ten years, Suffield has increasingly dealt with animal control matters that have resulted in significant expenses to the Town.
- ▶ This ordinance was created with the intention of mitigating those expenses while at the same time providing the public with appropriate notice.
- ▶ For decades, the Town impounded animals at its own animal shelter on Ffyer Place. In early 2019, that facility suffered an HVAC failure that was deemed too expensive to repair and the Town began to partner with a local veterinary center to act as the shelter.

Context

- ▶ 95% of all domestic animals that are picked up by animal control (“wandering animals”) are returned to the owner the same day.
- ▶ If a wandering animal is tagged, it is usually returned directly, without impoundment and without the owner being charged a fee.
- ▶ If a wandering animal is not tagged or the owner cannot be located, it is generally impounded and attempts are made to determine who owns the animal through social media advertising or via microchip.
- ▶ If a wandering animal is impounded, the redemption fee, by statute, is \$15.00.
- ▶ For wandering animals that are identified and recovered by their owner in the first 24 hours, the most that can be charged is the \$15.00 redemption fee.

Further Context

- ▶ If an animal cannot be identified, then there is a statutory process to place advertisements and identify the owner.
- ▶ In cases of lost animals requiring advertising, abuse cases, neglect cases or rabies quarantine: there are statutes that allows the Town to recover its costs, either at the time of redemption or by Court order.

So why have the animal control ordinance?

- 1) Expectations: To be clear with people that there are costs involved.
- 2) Ordinance avoids having to get specific monetary awards through a lengthy court process, reduces advancing costs and legal fees.
- 3) Closes the loop hole for advertising.
- 4) Applies to incidents that do not fit neatly into the statutory framework, like abandonment and cases involving livestock.
- 5) To act as a deterrent.

The Ordinance

- ▶ (a) Animal owners shall pay all costs associated with the impoundment of their animal by the Town for any period of time and for any purpose. The cost for animals impounded in a facility contracting with the Town shall be the actual cost charged to the Town by the facility.
- ▶ **NOTE: This sections provides the public with notice. Again, the Town is not profiting off of this. This is not a fine. The Owner is paying the actual cost of impoundment.**

The Ordinance

- ▶ (b) In addition to the costs set forth in paragraph a, animal owners shall pay an additional fee of \$15.00 per C.G.S. §22-333 as well as any advertising fees as set forth in the statute.
- ▶ **NOTE: Again, first 24 hours is just the redemption fee of \$15.00. After that, this follows the statutory framework. This section is also here for public notice.**

The Ordinance

- ▶ (c) For impoundment periods lasting less than thirty (30) days, the animal owner shall pay all costs associated with the impoundment of their animal, in full, in order to redeem their animal.
- ▶ **NOTE: This section follows C.G.S. §22-333**

The Ordinance

- ▶ (d) For impoundment periods lasting more than thirty (30) days, the animal owner shall pay all costs associated with the impoundment of their animal as of the thirtieth (30th) day of impoundment, and every thirtieth (30th) day thereafter until such impoundment ends with the balance of all costs associated with the impoundment of their animal to be paid.
- ▶ **NOTE: This is where we add additional protections to the Town. In cases of long drawn out impoundments, this allows the Town to begin collecting costs prior to redemption.**

The Ordinance

- ▶ (e) The failure of any animal owner to pay any costs set forth in parts (a) through (d) of this ordinance within ninety (90) days of those costs becoming due and owing to the Town shall incur a penalty of one hundred dollars (\$100.00) per week.
- ▶ **NOTE: Again, these are additional protections to the Town. After 30 days of impoundment, the costs become due monthly. If 90 days go by and the costs are not paid, then the penalty begins. The idea of the penalty is to act as a deterrent to people refusing to pay fees.**

The Ordinance

- ▶ (f) In the event that the Town is required to seek enforcement of any part of this ordinance, the Town shall be entitled to compounding interest of eight percent (8%) per year, accruing on a per-month basis, on all outstanding and unpaid costs of impounding the animal and all penalties for late payment. Such interest shall be calculated from the date on which the outstanding payments to the Town become due.
- ▶ **NOTE: This section applies only in the case of enforcement. If the Town has to go to Court to seek payment, this gives the Court the ability to award compounding interest to the Town as additional damages.**

The Ordinance

- ▶ (g) In the event that the Board of Selectmen determines that an animal owner is unable to make payments to the Town under any section of this ordinance, and in the event that the animal owner provides clear and convincing evidence to the Board of Selectmen that they cannot make such payments, the Board of Selectmen shall be authorized, at its sole discretion, to enter into a payment plan agreement with the animal owner and may further accept a security against property as collateral for the same. The Board of Selectmen shall waive any fee related to any impoundment deemed to have been improper or unlawful.
- ▶ **NOTE: The purpose of this section is to take into account inability to pay.**

Common Questions

- ▶ 1. Does this apply to lost dogs?
- ▶ Only if the dog is not picked up. 95% of dogs are returned to people within 24 hours. The Owner only pays if the dog cannot be identified or the owner cannot be located, and the dog needs to be impounded. The mandatory maximum fee for that first day is \$15.00.
- ▶ 2. Who will be impacted by this ?
- ▶ Very few people. Primarily, people who abandon their animals. Again, 95% of our cases are wandering animals that are returned to the owners in 24 hours and the vast majority of our ACO matters have statutory protections that allow for this type of recovery.

Common Questions

- ▶ 3. Is this constitutional? Yes, this is not a discretionary charge that must provide for an appeal (e.g. a parking ticket). An owner who has their animal impounded has to pay the same amount the Town would have to pay to redeem, plus the statutory \$15.00. This is not a fine and is not discretionary. Similar to having a car towed, the owner pays the impoundment fee.
- ▶ 4. Is this allowed by Statute? Of course. The ordinance does not conflict with the statute. As discussed it follows the statutory structure. It does go farther than the statute by offering the Town additional protections on long impoundments, the ability to be awarded interest at a hearing and flexibility to consider the owners financial circumstance.

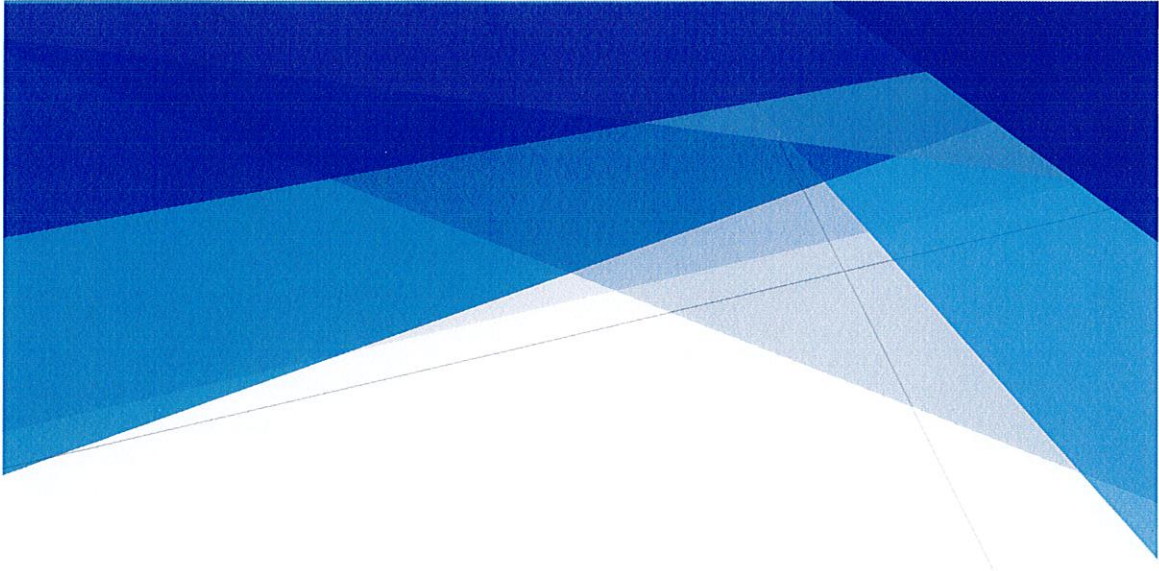
Common Questions

- ▶ 5. Is the statute clear about the recovery of costs? **Yes. Recently in the litigation regarding the 2019 dog attack, it was argued that it was not clear and a trial Judge in the Superior Court ruled that the Town's interpretation of C.G.S. §22-333 is correct with respect to recovery of costs. We await further rulings on this to specifically award the Town the fees expended.**
- ▶ 6. Is this retroactive?
- ▶ **No. This only applies to animals impounded after the ordinance goes into effect.**

Common Questions

- ▶ 7. Does this only apply to dogs?
- ▶ **No. This applies to all animals impounded. Most of our complicated animal control cases involve abandoned or abused livestock.**

Questions?



Town of Suffield

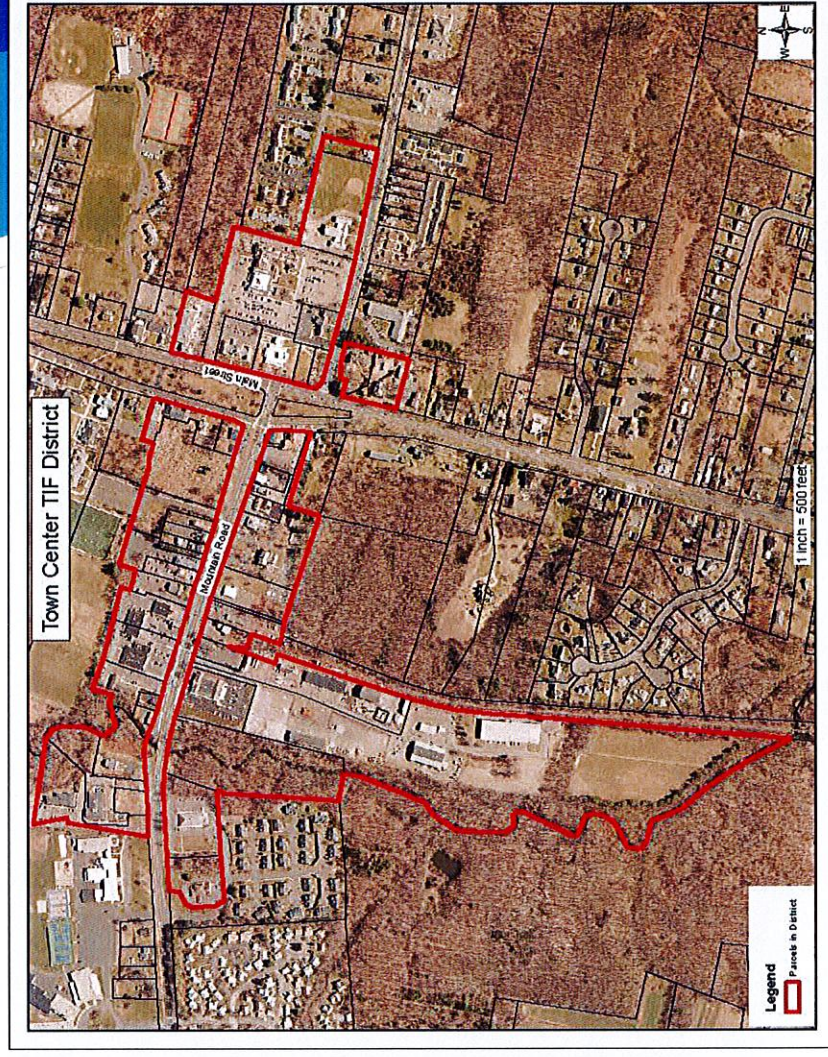
Public Input and Vote on Resolution

- ▶ **Resolved:** That the Town Meeting of the Town of Suffield approve the proposed animal control ordinance as presented and approved by the Board of Selectmen.

Tax Increment Finance (TIF) District


Master Plan - Overview

- ▶ The TIF district was established in 2017 with a goal of promoting economic development.
- ▶ Assessed values of properties in district frozen at FY 16/17 levels and 100% of increase in tax revenue is captured for use in the TIF Districts.
- ▶ Example - If a property produced \$1,000 in tax revenue in FY 16/17 and then \$1,100 in FY 17/18, the increment of \$100 goes into the TIF fund and the \$1,000 goes into the general fund.
- ▶ As of June 30, 2023, there is \$304,630 in the TIF fund.





TIF District Master Plan - Matching Grant Program

- ▶ The Town would like to use the TIF Fund revenue for a matching grant program.
 - ▶ The grant would fund 80% of project costs associated with building façade improvements and certain interior renovations.
 - ▶ Applicants would have to own or lease eligible property in the district.
 - ▶ The Economic Development Commission would be involved in reviewing and approving applications along with Town staff.
 - ▶ However, the TIF Master Plan needs to be amended to specifically permit grant programs.
- 

TIF Master Plan Proposed Change

- ▶ To be able to offer a grant for building improvements, the following language needs to be approved and added to the TIF Master Plan in Section VI. Financial Plan,

7. Grant Program:

“The Grant program will provide a one-time payment to qualifying property owners or tenants in the district to be used specifically for improvements at the owner’s in district property or building. In order to qualify for the Grant, the property owner or tenant must successfully complete an application detailing the project and showing that the property meets the criteria for grant funding as established by the Board of Selectmen. The grant program shall be paid from the Development Program Fund directly, however, no more than 80% of total TIF revenues shall be allocated to the grant program at any one time. A qualifying property owner shall not be otherwise restricted from availing themselves of other opportunities in the District, such as Credit Enhancement Agreements.”

Town of Suffield

Public Input and Vote on Resolution

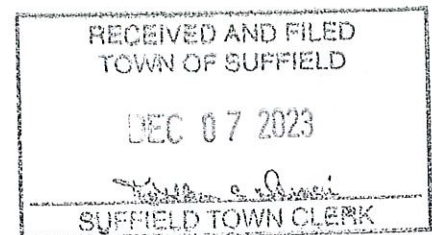
- ▶ **Resolved:** That the Town Meeting of the Town of Suffield approve the proposed changes to the Tax Increment Finance (TIF) District Master Plan as presented and approved by the Board of Selectmen.

**EDITOR'S NOTE: PROPOSED AMENDEMENTS ARE
SHOWN UNDERLINED**

Town of Suffield

Town Center Tax Increment Financing

District Master Plan



Adopted at Town of Suffield Town Meeting – June 21, 2017

In accordance with Connecticut General Statutes Section 7-339cc to 7-399kk, inclusive

Introduction

Suffield is a community of approximately 14,000. It has a picturesque Main Street and attractive country setting. The Town has invested \$2 million over the last several years in streetscape and sidewalk improvements in the Town Center. Private sector activity has included the redevelopment of a gas station site into a very attractive two-story brick office building, construction of a Bright Horizons daycare center, and construction of a 20,000 s.f. office building. Over 100 businesses call Suffield Town Center home. The prestigious Suffield Academy, a private secondary school, has continued to invest millions in capital improvements in the last several years.

The goals for the Town Center are to create a dynamic, pedestrian-friendly and attractive business district. The Town worked diligently to develop the Town Center Village District regulations to guide future construction. The site layout, design and mix of Town Center development is of great interest and importance to our local boards and commissions.

Broadly the goals of this District Master Plan are to: provide new employment opportunities; retain existing employment; provide housing opportunities; and construct or improve physical facilities and structures through the development of commercial, residential, retail, mixed use, and village development.

The Town's plan to achieve these goals includes, but is not limited to, the following: address downtown parking and accessibility, implement public infrastructure improvements, provide financial incentives for private investment and redevelopment/rehabilitation of property within the district, and organize new promotional activities/events and marketing materials.

The Town Center Village District combats sprawl and maximizes the utilization of infrastructure already in place. Full implementation of this proposal is expected to result in private investment that will generate new tax revenue to be used for implementation and sustainment of the Development Program. This program exemplifies the community's desire to undertake planned growth and development, and authorizes project costs such as administration, public projects, development incentives, and reimbursement of any bonded indebtedness which may occur to meet the needs of the Development Program. Furthermore, the provision of jobs for area residents creates opportunity and stimulates our local economy. Therefore, this Development Program and the goals set forth within contribute toward the advancement of the Town and State of Connecticut's goals to provide new employment opportunities, broaden the tax base, and improve our State and local economies.

Because the goals that the Development Program seeks to accomplish make a contribution to the betterment of the general health, welfare and safety of the residents of Suffield, the Town's designation of the District and creation of the TCVD Development Program Fund constitute a good and valid public purpose. The Development Program will encourage private business activity.

development, offices including medical, restaurants and outdoor café service, retail, and theaters. The Village District has design standards that can be viewed on the Town's website at www.suffieldct.gov under Zoning Regs (Section IV F). The Village District also has a Design Review Board to ensure quality architectural details.

The Town-owned 3.5 acre parcel contains a highway garage, a dog pound and a telecommunications tower. The Town will entertain relocating the highway garage and dog pound if an attractive redevelopment plan is offered that will generate substantial new taxes for the community and add vibrant uses to our Town Center. The cell tower would remain in place.

The Town understands this is a complex real estate transaction and the Town is willing to assist in the redevelopment if the plan is an attractive one for the community. We can explore grants from the State of Connecticut. Appropriate revisions to the Village District regulations that are in keeping with the spirit of those regulations may be explored. A cooperative relationship between the Town and the developer(s) would need to be forged in order for a successful redevelopment effort.

Other development and redevelopment opportunities exist within the Village District that could benefit from TIF financing and they are enumerated later in this Plan.

I. The Town Center District

The Town supports the elements of the Development Program through the designation of the Town Center Village Tax Incremental Financing District (The "District"). The District encompasses the geography identified in Exhibits A and is the same geographic area as the Town Center Village District. The properties within the district are those included on the tax map reference list with Original Assessed Values (OAV) included as Exhibit B.

Tax increment financing is a proven method of strengthening ties between businesses, the community, and the broader regional economy. To facilitate the enhancement of the Town Center, it is imperative that we acquire the ability to leverage initial investments occurring within the Town Center area as a catalyst for further downtown investments. The Town of Suffield, in adopting this Development Program, will create a contiguous municipal Tax Increment Financing District within its Town Center Village District. Tax increment revenues will be made available for several projects; some projects that are general in nature, and others that are site specific. The Town desires to capture 100% of the new incremental valuations within the district. The TIF District will remain in place for a period of 20 years from adoption and will include tax increment revenues solely on real property.

The TIF District becomes effective upon adoption by the Town Meeting.

TOWN CENTER VILLAGE DISTRICT		
Goals	Policies	Objectives
Maintain and enhance the economic viability of the village center retail stores and services.	1. Encourage and support revitalization within the TCVD.	A. Support the recommendations of the Design Review Board, Historic District Commission, Economic Development Commission, and Heritage Committee regarding the TCVD.
		B. Support and encourage compatible new development and redevelopment within the TCVD.
		C. Explore ways to accommodate the redevelopment of Ffyer Place. Concerted efforts should be made to move the town's Highway Garage to aid in this redevelopment.
		D. Explore ways to connect Stony Brook Park to the Town Center Village District and Main Street.
		E. Support efforts to make the TCVD even more pedestrian friendly.
Encourage greater density within the TCVD while maintaining the character of Suffield.	1. Strive for a balance of commercial, civic, and residential uses.	A. Encourage mixed-use developments to bring more residents to the TCVD.
		B. Encourage shared parking where it is possible among abutting properties within the district.
		C. Encourage the use of permeable pavement systems for overflow parking, where appropriate.

The tax increment financing (TIF) policy that follows provides incentive for private sector capital investment by establishing a dedicated municipal fund to maintain critical infrastructure and enhance public facilities within the district. The approved tax increment financing district with the herein proposed Development Program will support the public improvements necessary to optimize the district's business potential and attract private investment.

IV. Description of the Public Facilities, Improvements and Programs to be Added or Financed

Creating a strong public/private partnership or collaboration is essential to the enhancement of the Town Center. A key objective for the TIF policy is to incentivize private capital investment through certain improvements in the Town Center Village District accomplished by dedicating "captured revenues" for municipal maintenance and improvements. The Town's expenditures act to support and enhance the investor's capital commitment by ensuring well-maintained

Technical and Marketing and Promotions costs

- Marketing and promotion of events or programs organized by the municipality, or funding the marketing of the municipality as a business location

B. Municipal Costs, Public Facilities and Infrastructure Activities within the District

Table I includes projects within the district that currently are anticipated to move forward.

TABLE I – Municipal TIF Investment Plan Within the District

Project	Estimated Cost
Reconstruction of Ffyer Place	\$280k to \$500k
Remediation of Site and buildings and demolition – Ffyer Place	\$700,000
Streetscape improvements on Mountain Road and Bridge Street	\$200,000
Pedestrian bridge connecting Ffyer Place to Stony Brooke park	\$250,000
Facade Improvement Program Including Signage	\$300,000
Crosswalk installations/improvements	\$250,000

C. Municipal Costs, Public Facilities and Infrastructure Activities outside of, but related to, the District

Table II includes eligible activities within the TIF policy related to municipal costs outside of, but related to, the district that are directly associated with infrastructure improvement and public safety. The following are specific activities eligible to receive TIF funds:

TABLE II – Municipal TIF Investment Plan Outside the District

Project	Estimated Cost
Relocation of the Highway Facility	\$2M to \$3M
Linear trail on abandoned rail line	\$1,625,000
Route 75 traffic calming measures	To be determined

V. Description of the Industrial, Commercial, Residential, Mixed-use or Retail Improvements, or TOD Anticipated to be Financed in Whole or in Part

A portion of the captured tax increment may be used for a variety of private projects within the designated District; to include, but not be limited to CEAs for the rehabilitation or redevelopment of property, compliance with building codes, façade improvements, acquisition and demolition of privately owned property, and the provision of Revolving Loan Funds for

Map 34H Block 32 Lot 7 – 113 Mountain Road used-car lot

Map 43H Block 45 Lot 270 – Suffield Village

Map 44H Block 47 Lot 226 – 34 South Main Street – vacant stately home next to Lily House

Map 34H Block 30 Lots 123-124 – Mountain Road Marketplace

Map 24H Block 30 Lot 131-1 – Vacant lot in front of Bright Horizons

Map 34H Block 32 Lot 10 – Suffield Hardware potential expansion

Targeted Use

In addition to providing financial incentives for investments in real property within the District, the Town reserves the right to provide financial incentives in the way of CEAs to property owners who locate particular businesses within their building. More specifically, the Town reserves the right to provide a portion of incremental tax revenues to building owners, from investments made in the updating or redeveloping of real property in order to lease that space to a particular usage that the Town believes furthers the redevelopment goals of the downtown.

The following is a list of specific uses in the downtown that the Town currently is interested in reserving the right to consider allocating TIF revenues toward:

- Niche retail and full-service restaurants
- Professions that perform, enhance, and/or promote the development of the Creative Economy in in the Village District

In addition, the Town reserves the right to consider the allocation of TIF revenues for other specific uses, should it be determined that the assistance of these particular uses is in the best interest of the Town and this Development Program.

VI. Financial Plan

The financial plan is based on the terms of the Development Program outlined above and considers the 20-year life of the district. The Town of Suffield will capture 100% of the increased taxable assessed value as of October, 2016 and apply it to eligible costs, provided that 50% of any collected annual tax increment revenue in excess of \$500,000 (after netting out any tax increment revenues paid back to a developer pursuant to the terms of any Credit Enhancement Agreement) shall be credited to the general fund.

tax projections:

- (1) Only those properties that would reasonably be expected to undergo significant redevelopment, that are currently owned by a party that has the ability to develop the property or those that are currently for sale or would potentially become for sale at any given time;
- (2) In most cases, it is assumed that redevelopment would only include enhancements to the exterior and interior at a level to bring them up to a specific grade, such as Class B office space for example. Properties that are envisioned to undergo major redevelopment from the standpoint of an increase in square footage, combining multiple properties, adding stories, etc. have been indicated as such;
- (3) An average assessment for the type of property as completed would be applied in a consistent manner to what is currently done by the Town;
- (4) Personal property estimates have not been included in the revenue projections nor will they be captured and applied within the district.

Regarding revenues potentially generated within the Town Center district, the following projections for the increase in valuation have been made at the current 28.20 mil rate:

Map Lot & Map Lot Ffyer Place: It is anticipated that this property will be redeveloped during the term of the district with a mix of uses. As no specific redevelopment plan has emerged, the following estimate is based on these assumptions: 1) 15,000 s.f. of retail/restaurant; 2) 15,000 s.f. of medical/professional office; and 3) 80 housing units. These are conservative estimates as the property can sustain significantly more square footage of buildings. The anticipated redevelopment and improvements for the property should result in an increase assessment of \$7,320,000, yielding an annual tax increment of roughly \$206,000.

In addition to the above mentioned property, there is retail/office space within the district that is either vacant or in need of redevelopment, as well as one prime developable lot that is currently vacant. This estimate assumes a new commercial structure on Mountain Road in front of the Bright Horizons. With the projected increase in property values envisioned as a result of anticipated improvements, it is reasonable to estimate another \$1,000,000 of value being created, yielding an annual tax increment of roughly additional \$28,200 in annual tax increment.

Over the life of the district, the aforementioned projects and other developments will create approximately \$9,045,000 in new value. Assuming that the first few years of the district will see lesser TIF revenues than in later years, the total projected tax increment revenues over the term of the district are estimated to be roughly \$4,385,000 with peak annual tax increment revenues of roughly \$255,000 (See Exhibit C).

principal, interests and costs shall be established. No bonding is anticipated at the inception of this District.

The Credit Enhancement Agreement executed between the Town and each separate Developer will make a provision for payments to the Developer from the applicable Development Program Subaccount. The TIF revenues disbursed pursuant to the Credit Enhancement Agreements are hereby understood and to be reflected in each CEA to be used by the developer for costs that are deemed eligible within the Development Program. The obligation of the Town under each Credit Enhancement Agreement will commence and constitute an unconditional and irrevocable commitment to the Developer. In each fiscal year, pursuant to the Credit Enhancement Agreements, the Town will make payment to the Developer(s) within sixty (60) days from which time the associated property taxes are paid in full for that year.

Credit Enhancement Agreements will specify that reimbursement will only be made to the Developer in those years where the Town's valuation for the entire District exceeds the assessed valuation of the District assigned by the Town to the District as of October 1, 2017.

7. Grant Program:

The Grant program will provide a one-time payment to qualifying property owners or tenants in the district to be used specifically for improvements at the owner's in district property or building. In order to qualify for the Grant, the property owner or tenant must successfully complete an application detailing the project and showing that the property meets the criteria for grant funding as established by the Board of Selectmen. The grant program shall be paid from the Development Program Fund directly, however, no more than 80% of total TIF revenues shall be allocated to the grant program at any one time. A qualifying property owner shall not be otherwise be restricted from availing themselves of other opportunities in the District, such as Credit Enhancement Agreements.

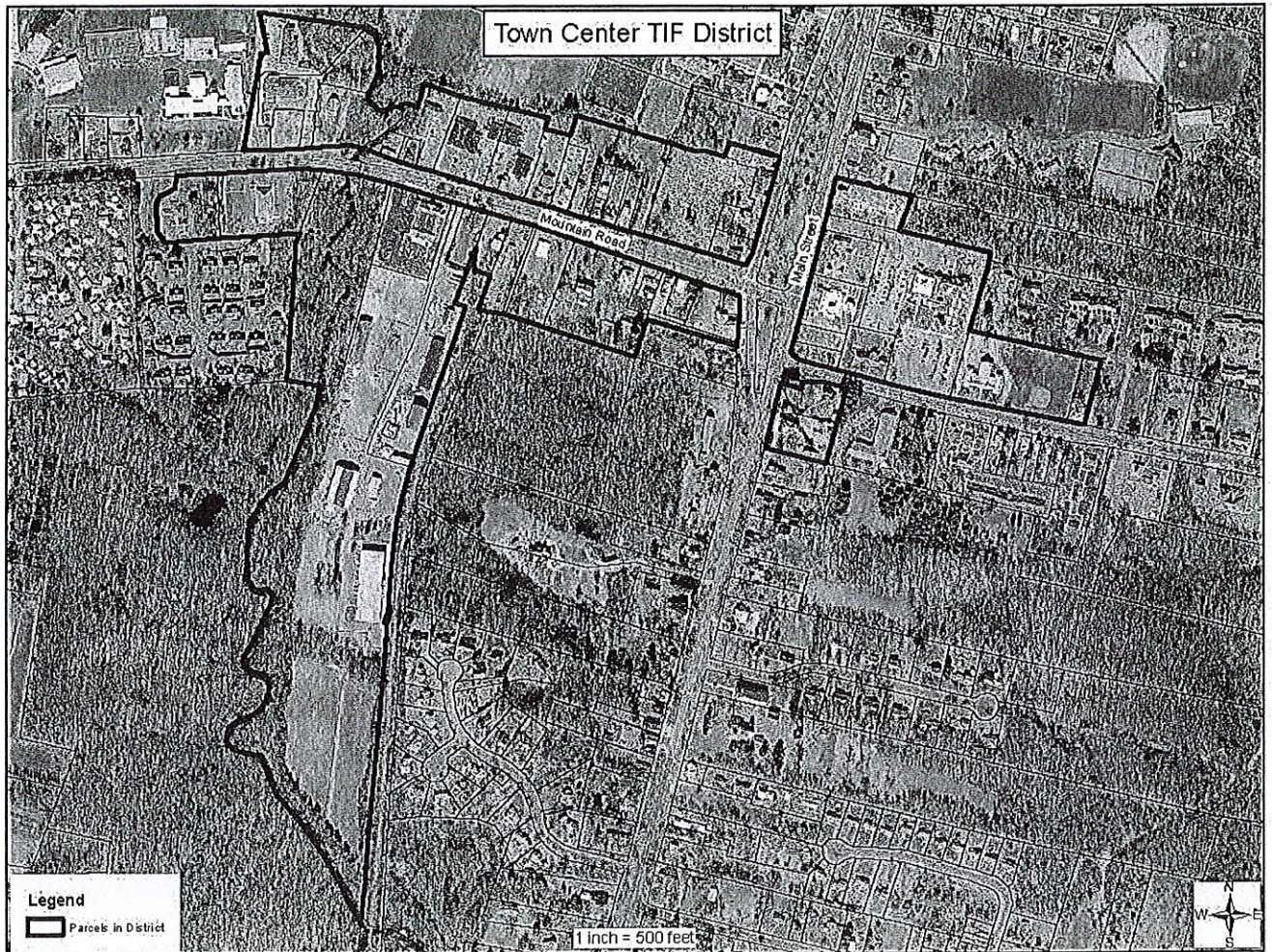
VII. Operation and Maintenance Plan

During the life of the district, the Town Board of Selectmen or their designee will be responsible for all administrative matters concerning the implementation and operation of the district.

VIII. Duration of the Tax Increment Financing District

The TIF District will remain in place for a period of 20 years from adoption. The term of the downtown TIF district is twenty (20) years commencing on the date that this Plan is approved by the legislative body of the Town and ending 20 years from such approval date.

Exhibit A – District Boundary Map



34H-30-122	110 MOUNTAIN RD	110 MOUNTAIN RD LLC	\$333,760
34H-30-123	128 MOUNTAIN RD	A F MOUNTAIN REALTY LLC	\$582,750
34H-30-124	136 MOUNTAIN RD	A F MOUNTAIN REALTY LLC	\$556,500
34H-30-125	162 MOUNTAIN RD	THOMPSON & MARKOWSKI ASSOCIATES	\$881,790
34H-30-126	170 MOUNTAIN RD	DIORENZO JOHN V	\$135,030
34H-30-127	178 MOUNTAIN RD	178 MOUNTAIN ROAD LLC	\$153,720
34H-30-128	200 MOUNTAIN RD	BRUCES PROPERTY MANAGEMENT LLC	\$251,230
34H-32-10	63 MOUNTAIN RD	AERO FAMILY LLC	\$213,990
34H-32-11	53 MOUNTAIN RD	ALFANO MARY ANN TRUSTEE	\$186,340
34H-32-12-A	41 MOUNTAIN RD	BANKS ROBBIN LEE & PAUL	\$96,740
34H-32-12-B	45 MOUNTAIN RD	MONTEFUSCO FRANCESCO & CATHERINE	\$50,610
34H-32-12-C	45 MOUNTAIN RD	MONTEFUSCO FRANCESCO & CATHERINE	\$41,580
34H-32-12-D	45 MOUNTAIN RD	MONTEFUSCO FRANCESCO & CATHERINE	\$36,330
34H-32-12-E	45 MOUNTAIN RD	MONTEFUSCO FRANCESCO & CATHERINE	\$39,060
34H-32-13	11 HIGH ST	EASTWOODS ASSOCIATES LLC	\$463,750

Exhibit C

Estimate of Captured Assessed Value (CAV) and Incremental Tax Revenue

(Assuming Constant Mill Rate of 28.2 and .5% Annual Assessment Increase)

YEAR	Ffyller Place CAV	Remainder of District CAV	Total District CAV	Total Incremental Tax Revenue
2017	0	0	0	0
2018	0	0	0	0
2019	7,320,000	600,000	7,920,000	223,344
2020	7,356,600	800,000	8,156,600	230,016
2021	7,393,383	1,000,000	8,393,383	236,693
2022	7,430,350	1,005,000	8,435,350	237,877
2023	7,467,502	1,010,025	8,477,527	239,066
2024	7,504,839	1,015,075	8,519,914	240,262
2025	7,542,363	1,020,151	8,562,514	241,463
2026	7,580,075	1,025,251	8,605,326	242,670
2027	7,617,976	1,030,378	8,648,354	243,884
2028	7,656,065	1,035,529	8,691,594	245,103
2029	7,694,346	1,040,707	8,735,053	246,328
2030	7,732,817	1,045,911	8,778,728	247,560
2031	7,771,482	1,051,140	8,822,622	248,798
2032	7,810,339	1,056,396	8,866,735	250,042
2033	7,849,391	1,061,678	8,911,069	251,292
2034	7,888,638	1,066,986	8,955,624	252,549
2035	7,928,081	1,072,321	9,000,402	253,811
2036	7,967,721	1,077,683	9,045,404	255,080
	\$137,511,968	\$18,014,231	\$155,526,199	\$4,385,839