



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](http://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.

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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](http://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](http://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.

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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 ([lhoulihan@ellington-ct.gov](mailto:lhoulihan@ellington-ct.gov))  
John Colonese, CZEO, Assistant Planner Enforcement Officer ([jcolonese@ellington-ct.gov](mailto:jcolonese@ellington-ct.gov))  
Barbra Galovich, CZET, Land Use Assistant ([bgalovich@ellington-ct.gov](mailto: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.



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## 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](mailto: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.



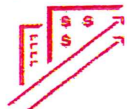
100% financing...

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](http://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.**

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

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**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](http://www.tollandcountychamber.org) email: [tccc@tollandcountychamber.org](mailto:tccc@tollandcountychamber.org)



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## **ECONOMIC DEVELOPMENT COMMISSION 2024 MEETING SCHEDULE**

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

1/10

2/14

3/13

4/10

5/08

6/12

7/10

8/14

9/11

10/09

11/13

12/11

# Ellington, Connecticut

## General

|  |           |           |
|--|-----------|-----------|
| ACS, 2017–2021                                       | Ellington | State     |
| Current Population                                   | 16,339    | 3,605,330 |
| Land Area <i>mi</i> <sup>2</sup>                     | 34        | 4,842     |
| Population Density <i>people per mi</i> <sup>2</sup> | 480       | 745       |
| Number of Households                                 | 6,714     | 1,397,324 |
| Median Age   | 39        | 41        |
| Median Household Income                              | \$109,545 | \$83,572  |
| Poverty Rate   | 7%        | 10%       |

## Economy

### Top Industries

| Lightcast, 2021 (2 and 3 digit NAICS) | Jobs  | Share of Industry |
|---------------------------------------|-------|-------------------|
| 1 Government                          | 568   |                   |
| Local Government                      |       | 67%               |
| 2 Retail Trade                        | 499   |                   |
| Food and Beverage Stores              |       | 44%               |
| 3 Manufacturing                       | 482   |                   |
| Machinery Manufacturing               |       | 24%               |
| 4 Construction                        | 480   |                   |
| Specialty Trade Contractors           |       | 70%               |
| 5 Health Care and Social Assistance   | 334   |                   |
| Social Assistance                     |       | 62%               |
| Total Jobs, All Industries            | 3,386 |                   |

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

| Year  | 2018 | 2019 | 2020 | 2021 | 2022 |
|-------|------|------|------|------|------|
| Total | 89   | 78   | 101  | 123  | 120  |

Total Active Businesses 1,052

### Key Employers

Data from Municipalities, 2023

- 1 Oakridge Dairy
- 2 Country Pure Foods
- 3 Dymotek
- 4 Earthlight
- 5 Barn Yard/Great Country Garages

## Demographics

ACS, 2017–2021

### Age Distribution

|             | Ellington | State |
|-------------|-----------|-------|
| Under 10    | 1,844     | 11%   |
| 10 to 19    | 2,007     | 13%   |
| 20 to 29    | 2,324     | 13%   |
| 30 to 39    | 2,214     | 12%   |
| 40 to 49    | 1,962     | 12%   |
| 50 to 59    | 2,575     | 15%   |
| 60 to 69    | 1,788     | 12%   |
| 70 to 79    | 987       | 7%    |
| 80 and over | 638       | 4%    |

### Race and Ethnicity

|                      | Ellington | State |
|----------------------|-----------|-------|
| Asian                | 6%        | 5%    |
| Black                | 3%        | 10%   |
| Hispanic or Latino/a | 4%        | 17%   |
| White                | 84%       | 65%   |
| Other                | 3%        | 4%    |

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home

|         | Ellington | State |
|---------|-----------|-------|
| English | 78        | 92%   |
| Spanish | 2         | 12%   |

### Educational Attainment

|                           | Ellington | State |
|---------------------------|-----------|-------|
| High School Diploma Only  | 22        | 26%   |
| Associate Degree          | 8         | 12%   |
| Bachelor's Degree         | 22        | 29%   |
| Master's Degree or Higher | 18        | 22%   |

## Housing

ACS, 2017–2021

|                   | Ellington | State     |
|-------------------|-----------|-----------|
| Median Home Value | \$288,900 | \$286,700 |
| Median Rent       | \$1,537   | \$1,260   |
| Housing Units     | 7,202     | 1,527,039 |

Owner-Occupied  
Detached or Semi-Detached  
Vacant

|                           | Ellington | State |
|---------------------------|-----------|-------|
| Owner-Occupied            | 66        | 70%   |
| Detached or Semi-Detached | 65        | 75%   |
| Vacant                    | 7         | 8%    |

## Schools

CT Department of Education, 2022-23

### School Districts

|                           | Available Grades | Total Enrollment | Pre-K Enrollment | 4-Year Grad Rate (2021-22) |
|---------------------------|------------------|------------------|------------------|----------------------------|
| Ellington School District | PK-12            | 2,586            | 81               | 96%                        |
| Statewide                 | -                | 513,513          | 19,014           | 89%                        |

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

|                           | Math | ELA |
|---------------------------|------|-----|
| Ellington School District | 63%  | 69% |
| Statewide                 | 42%  | 48% |

# Ellington, Connecticut

## Labor Force

CT Department of Labor, 2022

|            | Ellington | State     |
|------------|-----------|-----------|
| Employed   | 9,562     | 1,851,993 |
| Unemployed | 356       | 80,470    |

Unemployment Rate

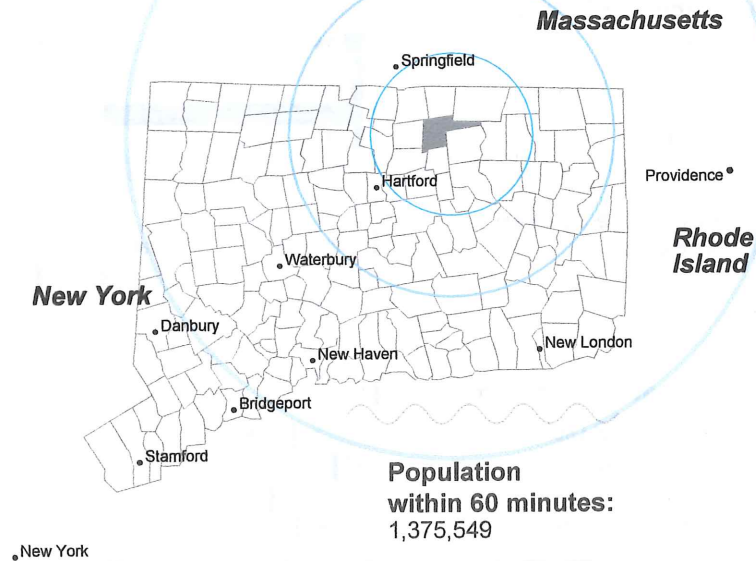
4 | 4%

Self-Employment Rate\*

7 | 10%

\*ACS, 2017–2021

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



## Access

ACS, 2017–2021

|                     | Ellington | State  |
|---------------------|-----------|--------|
| Mean Commute Time * | 27 min    | 26 min |
| No Access to a Car  | 2   8%    |        |
| No Internet Access  | 4   9%    |        |

## Commute Mode

|                     |          |
|---------------------|----------|
| Public Transport    | 0   4%   |
| Walking or Cycling  | 0   3%   |
| Driving             | 82   88% |
| Working From Home * | 10   11% |

## Public Transit

|                             |   |
|-----------------------------|---|
| CT transit Service          | - |
| Other Public Bus Operations | - |
| Train Service               | - |

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

### Municipal Revenue

|                                |              |
|--------------------------------|--------------|
| Total Revenue                  | \$66,797,743 |
| Property Tax Revenue           | \$47,391,833 |
| per capita                     | \$2,835      |
| per capita, as % of state avg. | 88%          |
| Intergovernmental Revenue      | \$17,704,158 |
| Revenue to Expenditure Ratio   | 101%         |

### Municipal Expenditure

|                   |              |
|-------------------|--------------|
| Total Expenditure | \$66,272,324 |
| Educational       | \$46,478,424 |
| Other             | \$19,793,900 |

### Grand List

|   |                 |
|---|-----------------|
| Equalized Net Grand List                      | \$2,130,763,585 |
| per capita                                    | \$128,128       |
| per capita, as % of state avg.                | 79%             |
| Commercial/Industrial Share of Net Grand List | 9%              |
| Actual Mill Rate                              | 32.60           |
| Equalized Mill Rate                           | 22.13           |

### Municipal Debt

|                                |              |
|--------------------------------|--------------|
| Moody's Rating (2023)          | Aa3          |
| S&P Rating (2023)              | AA           |
| Total Indebtedness             | \$15,874,588 |
| per capita                     | \$955        |
| per capita, as % of state avg. | 35%          |
| as percent of expenditures     | 24%          |
| Annual Debt Service            | \$2,828,798  |
| as % of expenditures           | 4%           |



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[advancect.org/site-selection/ct-sitefinder](https://advancect.org/site-selection/ct-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 data are available from [profiles.ctdata.org](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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