



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

ELLINGTON ECONOMIC DEVELOPMENT COMMISSION BUSINESS INFORMATION PACKET

The Economic Development Commission (EDC/Commission) helps to foster a pro-business environment and to encourage a growing, sustainable, and diverse taxbase. The Commission is comprised of resident volunteers and overseen by the Ellington Town Planner's Office. The Town Planner is primary staff to the Commission and available to help with commission-related matters. The Commission is accessible during monthly meetings, and standard meeting topics include an open public forum session, review of tax incentive and/or tax abatement programs, updates about the Tolland County Chamber of Commerce, local agricultural-related businesses, and current economic development activity. Meeting schedules and agendas are available on the town's website at www.ellington-ct.gov and by contacting the Town Planner's Office.

If you own an Ellington-based business, please sign up for the Commission's business directory to receive information about the annual shop-local campaign, state and federal programs, invites to quarterly Ellington Business Networking meetings, and other business-related notices.

Attached are some helpful handouts.

- Current Town Profile
- Present year's EDC meeting schedule
- Ellington Tax Abatement Policy - Informational Document
- Tolland County Chamber of Commerce Membership Info

STAFF: Lisa Houlihan, AICP, CZEO, CCMO, 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)

HOURS: Monday 8:00AM-6:30PM, Tuesday through Thursday 8:00AM-4:30PM, Friday - Closed, excluding holidays and emergency closings

Ellington, Connecticut

General

ACS, 2019–2023	Ellington	State
Current Population	16,700	3,598,348
Land Area <i>mi</i> ²	34	4,842
Population Density <i>people per mi</i> ²	490	743
Number of Households	6,329	1,420,170
Median Age	39	41
Median Household Income	\$125,797	\$93,760
Poverty Rate	5%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	1,081	
Local Government		48%
2 Manufacturing	906	
Transportation Equip Mfg		21%
3 Construction	672	
Specialty Trade Contractors		81%
4 Retail Trade	645	
Food and Beverage Stores		37%
5 Health Care and Social Assistance	583	
Social Assistance		74%
Total Jobs, All Industries	5,241	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	97	123	119	140	135

Total Active Businesses 1,040

Key Employers

Data from Municipalities, 2025

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

Demographics

ACS, 2019–2023

Age Distribution

	Ellington	State
Under 10	1,907 11%	10%
10 to 19	2,295 14%	13%
20 to 29	2,160 13%	13%
30 to 39	2,266 14%	13%
40 to 49	1,820 11%	12%
50 to 59	2,296 14%	14%
60 to 69	1,796 11%	13%
70 to 79	1,342 8%	8%
80 and over	818 5%	4%

Race and Ethnicity

	Ellington	State
Asian	6%	5%
Black	3%	10%
Hispanic or Latino/a	4%	18%
White	83%	63%
Other	5%	5%

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	77 91%	
Spanish	3 13%	

Educational Attainment

	Ellington	State
High School Diploma Only	22 26%	
Associate Degree	8 12%	
Bachelor's Degree	23 28%	
Master's Degree or Higher	19 21%	

Housing

ACS, 2019–2023

	Ellington	State
Median Home Value	\$351,900	\$343,200
Median Rent	\$1,689	\$1,431
Housing Units	6,753	1,536,049
Owner-Occupied	66 71%	
Detached or Semi-Detached	65 75%	
Vacant	6 8%	

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Ellington School District	PK-12	2,526	97	92%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Ellington School District	70%	70%
Statewide	44%	49%

Ellington, Connecticut

Labor Force

CT Department of Labor, 2024

	Ellington	State
Employed	9,520	1,842,285
Unemployed	276	67,181

Unemployment Rate

3 | 4%

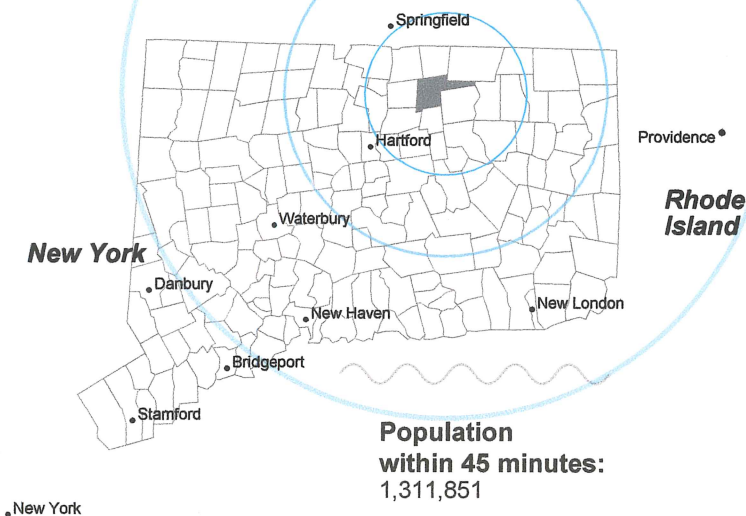
Self-Employment Rate*

9 | 10%

*ACS, 2019–2023

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

Massachusetts



Access

ACS, 2019–2023

	Ellington	State
Mean Commute Time *	29 min	26 min
No Access to a Car	2 9%	
No Internet Access	3 7%	

Commute Mode

Public Transport	1 3%
Walking or Cycling	0 3%
Driving	78 84%
Working From Home *	14 15%

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 2021–22

Municipal Revenue

Total Revenue	\$68,006,497
Property Tax Revenue	\$48,203,657
per capita	\$2,839
per capita, as % of state avg.	87%
Intergovernmental Revenue	\$17,586,867
Revenue to Expenditure Ratio	98%

Municipal Expenditure

Total Expenditure	\$69,253,340
Educational	\$48,496,520
Other	\$20,756,820

Grand List

Equalized Net Grand List	\$2,147,498,040
per capita	\$126,495
per capita, as % of state avg.	71%
Commercial/Industrial Share of Net Grand List	9%
Actual Mill Rate	31.60
Equalized Mill Rate	22.41

Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AA
Total Indebtedness	\$14,143,293
per capita	\$833
per capita, as % of state avg.	28%
as percent of expenditures	20%
Annual Debt Service	\$2,738,273
as % of expenditures	4%

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

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.



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ECONOMIC DEVELOPMENT COMMISSION 2026 MEETING SCHEDULE

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

1/14

2/11

3/11

4/08

5/13

6/10

7/08

8/12

9/09

10/14

11/18

12/16

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.



**TOLLAND COUNTY
CHAMBER of COMMERCE**

It's profitable to participate.

TOLLAND COUNTY CHAMBER OF COMMERCE

YOUR LOCAL BUSINESS CONNECTION STARTS HERE

Welcome to Tolland County — we're thrilled to have your business as part of our growing and vibrant community!

As a Chamber of Commerce, we understand how important it is to build meaningful connections, stay informed, and feel supported. That's why we're inviting you to become a member of the **Tolland County Chamber of Commerce** — a trusted network of business owners, professionals, and community leaders dedicated to helping each other succeed.

MEMBERSHIP BENEFITS INCLUDE:

- ✓ Networking events that foster real relationships
- ✓ Business promotion through Chamber channels
- ✓ Lead groups & Networking events
- ✓ Educational workshops and seminars
- ✓ Community involvement and visibility
- ✓ Grand openings / Ribbon cuttings and more...

WANT TO LEARN MORE?

Email: melissa@tollandcountychamber.org

Call: (860) 872-0587

Visit: www.tollandcountychamber.org



SCAN ME

We believe strong communities are built by strong local businesses working together — and we'd love for you to be part of it.

Let's grow together.

Melissa Smith
Executive Director
Tolland County Chamber of Commerce

