



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 REGULAR MEETING AGENDA

WEDNESDAY, FEBRUARY 11, 2026, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**  
**REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

### I. CALL TO ORDER:

### II. PUBLIC COMMENTS (on non-agenda items):

### III. ACTIVE BUSINESS:

1. Report: Tax Incentive/Abatement Programs
  - a. Review of approved Tax Abatement Agreement for Ellington Racquet Club, 55 Lower Butcher Road.
  - b. Status of approval for tax abatement application for Roaring Brook Farm, LLC, & Aborn Farm, LLC, 18 Meadow Brook Road. (Referred to Board of Selectmen December 17, 2025)
2. Report: Tolland County Chamber of Commerce
3. Agricultural Initiatives
4. CEDAS Best Practices
  - a. Monthly Customer Service Satisfaction Survey Results (None received)
  - b. Draft - Shop Ellington 2025 Event Survey
5. Report: Current Economic Activity

### IV. ADMINISTRATIVE BUSINESS:

1. Fiscal Year 2025-2026 Budget & Expenditures Update.
  - a. Approval of Connecticut Economic Development Association dues.
  - b. Review budget needs for FY26/27
2. Approval of December 17, 2025, Special Meeting Minutes.
3. Election of Officers
4. Correspondence/Discussion:
  - a. Review of POCD Implementation Schedule for EDC initiatives.

### V. ADJOURNMENT:

Next Meeting is on Wednesday, March 11, 2026

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Instructions to attend remote Zoom meeting listed below. The agenda is posted on the Town of Ellington's webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agendas & Minutes, Economic Development Commission.

**Join Zoom Meeting:**  
<https://us06web.zoom.us/j/87381380681>  
**Meeting ID: 873 8138 0681**  
**Password: 164478**

**Dial by your location:**  
**+1 646 558 8656 US (New York)**  
**Meeting ID: 873 8138 0681**  
**Password: 164478**

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING.

**AGREEMENT REGARDING REAL PROPERTY TAX ABATEMENT  
ELLINGTON RACQUET CLUB, LLC AND TRACY FRENCH  
AMENDED AND RESTATED January 21, 2025**

*[This agreement was initially approved 12/11/2023 and later amended by the Board of Selectmen on 1/13/2024]*

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THIS AGREEMENT, is by and between the **TOWN OF ELLINGTON**, a municipal corporation having its corporate limits located within the County of Tolland and State of Connecticut (the “Town”) and **ELLINGTON RACQUET CLUB, LLC**, a Connecticut limited liability company having its principal place of business at 55 Lower Butcher Road, Ellington, CT 06029, and **TRACY FRENCH**, of 19 Grand Blvd, Ellington, Connecticut 06029 (Ellington Racquet Club and Tracy French are hereinafter collectively referred to as the “Racquet Club”). (The Town and the Racquet Club are sometimes referred to collectively as the “Parties” and each individually as a “Party.”)

WHEREAS, the Ellington Economic Development Commission (“EDC”) and the Board of Selectmen have approved a policy of tax incentives for certain targeted growth and development in Ellington (the “Abatement Policy”); and

WHEREAS, the Racquet Club owns own a certain piece or parcel of land known as 55 Lower Butcher Road, being approximately 4.6 acres of the 14.6 acres presently known as Assessor’s Parcel 018-020-0001 on Lower Butcher Road, Ellington, CT, (the “Property”) that is to be improved with the construction of a 44,880 square foot building, together with associated site improvements, to serve as an indoor tennis and pickleball facility, at a cost of not less than THREE MILLION TWO HUNDRED SIXTY SEVEN THOUSAND AND 00/100 DOLLARS (\$3,267,000.00), (the “Improvements”); and

WHEREAS, the Racquet Club intends to hire two (2) full time employees, 3 part time employees and three to five (3-5) independent contractors in connection with operation of the facility; and

WHEREAS, the Town finds that the Racquet Club is an “Eligible Business” as defined in the Abatement Policy; and

WHEREAS, the Town, acting by and through its duly authorized Tax Assessor (the “Assessor”), will assess and value the Property including the Improvements on the Grand List of October 1, next after the issuance of a Certificate of Occupancy for the Improvements; and

WHEREAS, the Racquet Club has agreed to actively operate its facility at the Property continuously for a period of not less than ten (10) years from the date it receives a Certificate of Occupancy (“C.O.”) for the Improvements; and

WHEREAS, the Town, in order to induce the Racquet Club to build the Improvements in Ellington and add real and personal property to its tax base in Ellington and to actively operate its facility at the Property for not less than ten (10) years and to create the new jobs, is willing to provide tax relief to the Racquet Club pursuant to Chapter 203 of the Connecticut General Statutes and the Abatement Policy.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, representations and warranties herein contained, the Parties agree as follows:

1. The Racquet Club agrees to acquire the Property and to construct the Improvements thereon beginning in January 2024 (weather permitting) in accordance with the site plans and construction cost estimates provided to the EDC and as permitted by Ellington Planning and Zoning Commission, demonstrating an estimated cost to construct the Improvements in excess of THREE MILLION TWO HUNDRED SIXTY-SEVEN THOUSAND AND 00/100 DOLLARS (\$3,267,000.00), and to add additional equipment, personal property and/or vehicles in connection with the use of its facility.

2. The Racquet Club agrees to hire at least two (2) full-time employees, three (3) part time employees and three to five (3-5) independent contractors to staff its facility within three (3) years from the date it receives a C.O. for the Improvements. The Racquet Club will continue to actively operate its facility in Ellington at the Property for a period of not less than ten (10) years from the date it receives a C.O. for the Improvements. The Racquet Club agrees to provide satisfactory evidence that it is in compliance with this Agreement to the EDC by March 31<sup>st</sup> of each year.

3. The Racquet Club shall maintain all other tax obligations owed by it to the Town current and in good standing during the term of the Agreement.

4. The Racquet Club shall provide to the Assessor evidence of payment as to the actual cost of the Improvements via an affidavit of an appropriate member or officer, together with receipts or other evidence of payment, which the Assessor deems satisfactory, in his sole discretion, in order to certify that the terms of this Agreement have been met. Such evidence shall be provided as soon as the costs can be reasonably determined but not later than ninety (90) days following issuance of the C.O. The costs must be directly attributable to the Improvements. In the event the costs of the Improvements do not meet or exceed THREE MILLION TWO HUNDRED SIXTY-SEVEN THOUSAND AND 00/100 DOLLARS (\$3,267,000.00), as determined by the Assessor, in his sole discretion, then this Agreement shall subject to review and re-approval by the EDC and the Board of Selectmen in accordance with the Abatement Policy in effect at that time.

5. The Racquet Club will not receive any decrease in assessment or abatement of taxes on the Property on the October 1, 2023, Grand List.

6. The Parties acknowledge that a C.O. was issued for the Improvements on October 17, 2024. The Parties further acknowledge that the Assessor is permitted to prorate the taxes based on the value of the Improvements at time of the issuance of C.O. for the balance of the 2024 assessment year.

7. The Assessor will assess the completed Improvements in the normal course of the requirements of that office on the tax list of October 1, 2024, prorated as provided above from the date of issuance of the C.O. for the Improvements, as well as at the next general municipal revaluation(s) in the Town of Ellington thereafter.

8. By authority of the Special Town Meeting held on December 11, 2023 approving the recommendations of the EDC and the Board of Selectmen, and as modified by the Board of Selectmen on January 13, 2024, the Assessor is directed to reduce any increase in the assessment of the Property attributable to the Improvements on the 2024 Grand List (as prorated as provided above) and for the six (6) following Grand Lists thereafter, for a total period of seven (7) years, in accordance with the following schedule:

(a) the reduction/abatement shall be equal to eighty-five percent (85%) of the increase in the assessment attributable to the Improvements for the first two (2) Grand List years;

(b) the reduction/abatement shall be equal to seventy-five percent (75%) of the increase in the assessment attributable to the Improvements for the third Grand List year;

(c) the reduction/abatement shall be equal to sixty-five percent (65%) of the increase in the assessment attributable to the Improvements for the fourth Grand List year;

(d) the reduction/abatement shall be equal to fifty-five percent (55%) of the increase in the assessment attributable to the Improvements for the fifth Grand List year; and

(e) the reduction/abatement shall be equal to forty-five percent (45%) of the increase in the assessment attributable to the Improvements for the sixth and seventh Grand List years.

9. The Parties acknowledge and agree that the aforementioned reduction/abatement shall only apply to the increase in assessment attributable to the Improvements and shall not be applicable to any assessment of equipment, personal property and/or vehicles owned or used by the Racquet Club.

10.(a) In the event the Racquet Club defaults in any of its obligations contained herein, and fails to cure such default within six (6) months following the postmark date of written notice from the Town to it of the default, all subsequent tax abatements shall terminate and the Racquet Club shall reimburse the Town on a pro rata basis, as hereafter defined, for all tax relief provided to the Racquet Club hereunder.

(b) Said pro rata basis shall mean that if the default occurs during the first year immediately following the abatement of taxes hereunder, then the reimbursement shall be in the full amount of the tax benefit received; during the second year, the reimbursement shall be 90% of the tax benefit received to date; during the third year, the reimbursement shall be 80% of the tax benefit received to date; during the fourth year, the reimbursement shall be 70% of the tax benefit received to date; during the fifth year, the reimbursement shall be 60% of the tax benefit received to date; during the sixth year, the reimbursement shall be 50% of the tax benefit received to date; during the seventh year, the reimbursement shall be 40% of the tax benefit received to date; during the eighth year, the reimbursement shall be 30% of the tax benefit received to date; during the ninth year, the reimbursement shall be 20% of the tax benefit received to date; and during the tenth year, the reimbursement shall be 10% of the tax benefit received to date.

(c) In the event the default is due to a sale or transfer of the Property, reimbursement to the Town shall be due on or before the recording of the deed transferring title to the Property. In the event the default is due to any other breach of the Racquet Club's obligations hereunder, including but not limited to the failure of the Racquet Club to remain operational for the term required herein and/or maintain the level of employment required herein, reimbursement to the Town shall be due within sixty (60) days of demand.

11. In the event that the Town is required to resort to legal action to collect on the reimbursement of any such tax relief granted to the Racquet Club hereunder, then, in addition to the amount due from the Racquet Club, there shall be added interest at the rate of eighteen percent (18%) per annum accruing from six (6) months following said postmark date of said notice of default, and there shall further be added all costs of collection, including reasonable attorney's fees. The Town will also be under no obligation to grant further tax relief.

12. All notices are to be sent to the Racquet Club by the Town via certified mail return receipt requested (the refusal of the Racquet Club to accept such delivery shall constitute delivery) addressed to the Racquet Club at the address listed herein. If the Racquet Club desires to change the mailing address, it must give such change to the Assessor in writing.

13. No amendment, modification, termination or waiver of any provision of this Agreement shall be effective unless it shall be set forth in a writing duly executed by the Parties, and then only to the extent specifically set forth therein.

14. This Agreement and any amendment hereof may be executed in any number of counterparts and by each Party on a separate counterpart, each of which, when so executed and delivered, shall be deemed to be an original and all of which taken together shall constitute one and the same instrument. In producing this Agreement, it shall not be necessary to produce or account for more than one such counterpart signed by the Party against whom enforcement is sought.

15. This Agreement embodies the entire agreement and understanding among the Parties with respect to the subject matter hereof and supersedes all prior agreements and understandings between the Parties relating to the subject matter hereof and thereof. If there is a conflict between the terms, conditions, representations, warranties and covenants contained in this Agreement and any other documents, then the provisions in this Agreement shall control.

16. This Agreement shall be effective as of the date it has been signed by all Parties hereto.

SIGNATURE PAGE FOLLOWS

**SIGNATURE PAGE**

APPROVED, by the Board of Selectmen on November 13, 2023, and by Special Town Meeting on December 11, 2023, and modified by the Board of Selectmen on January 13, 2024, and as required by Connecticut General Statutes Section 12-65b.

**TOWN OF ELLINGTON**

**ELLINGTON RACQUET CLUB, LLC**

By:

By:

\_\_\_\_\_  
Matthew D. Reed, Town Administrator  
Its Chief Administrative Officer  
Duly Authorized

\_\_\_\_\_  
~~XXXXXXXXXXXXXXXXXX~~  
Tracy French  
Its Member  
Duly Authorized

Date: 1-30-2025

Date: 1-30-25

**Matthew Reed**

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**From:** Julia Connor  
**Sent:** Tuesday, January 14, 2025 12:28 PM  
**To:** Matthew Reed; tracy@ellingtonracquetclub.com; John Rainaldi  
**Cc:** Famiglietti, Dory  
**Subject:** Ellington Racquet Club - Amendment of Abatement Agreement

Good afternoon,

COPY

Confirming the following BOS action at last night's meeting:

MOVED (TURNER), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO AUTHORIZE THE TOWN ADMINISTRATOR TO EXECUTE AN AMENDMENT, AS PREPARED BY THE TOWN ATTORNEY, TO THE PROPERTY TAX ABATEMENT AGREEMENT BETWEEN THE TOWN OF ELLINGTON AND ELLINGTON RACQUET CLUB, LLC., EXECUTED BY THE TOWN ON DECEMBER 19, 2023. SUCH AMENDMENT SHALL AUTHORIZE THE PREVIOUSLY APPROVED ABATEMENT TO APPLY TO TAX DUE JULY 1, 2025, BASED UPON THE ASSESSMENT OF THE IMPROVEMENTS AS OF OCTOBER 1, 2024, AND AS CUSTOMARILY PRORATED TO THE DATE THE CERTIFICATE OF OCCUPANCY WAS ISSUED.

Best,

*Julia Connor*  
Executive Assistant,  
First Selectman's Office &  
Communications Coordinator  
Town of Ellington  
860-870-3100

# Shop Ellington 2025 Event Survey

## Thank you for participating in Shop Ellington 2025!

Please take a moment to provide the Ellington Economic Development Commission with feedback about your experience with Shop Ellington 2025.

1. Did your business experience an increase in customer activity as a result of Shop Ellington 2025?

Yes

No

Other/Comments:

2. Do you feel like Shop Ellington 2025 increased awareness about your business and/or the products and services you provide?

Yes

No

Other/Comments:

3. Would your business be willing to participate in future shop local campaigns?

Yes

No

Other/Comments:

4. Please share ideas you have for improving future shop local campaigns.

Comments:

5. Please provide any additional feedback you'd like to share.

Comments:

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2025-2026

From Date: 7/1/2025 To Date: 1/31/2026

Account Mask: ?????00220???????

Print accounts with zero balance

Account Type: All

Print Detail

Include PreEncumbrance

Include Inactive Accounts

Filter Encumbrance Detail by Date Range

Budget Balance

Account Number / Description

Budget Range To Date

YTD

Balance

Encumbrance

% Remaining Bud

1000.02.00220.10.50103	\$1,600.00	\$650.00	\$950.00	\$0.00	\$950.00	\$0.00	\$950.00	59.38%
Part Time---Econ Devet Commission--								
1000.02.00220.20.60221	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	100.00%
Advertising Printing---Econ Devet Commission--								
1000.02.00220.20.60222	\$750.00	\$450.00	\$450.00	\$300.00	\$0.00	\$0.00	\$300.00	40.00%
Dues & Subscriptions---Econ Devet Commission--								
1000.02.00220.20.60223	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Travel---Econ Devet Commission--								
1000.02.00220.20.60232	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Postage---Econ Devet Commission--								
1000.02.00220.20.60233	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Education---Econ Devet Commission--								
1000.02.00220.20.60234	\$100.00	\$25.00	\$25.00	\$75.00	\$0.00	\$0.00	\$75.00	75.00%
Professional Development---Econ Devet Commission--								
1000.02.00220.20.60250	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	100.00%
Contracted Services---Econ Devet Commission--								
1000.02.00220.30.60341	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Office Supplies---Econ Devet Commission--								
Fund: 1000	\$4,450.00	\$1,125.00	\$1,125.00	\$3,325.00	\$0.00	\$0.00	\$3,325.00	



**TOWN OF ELLINGTON  
BUDGET REQUEST  
220 ECONOMIC DEVELOPMENT COMMITTEE**

Object No.	Description & Explanation(s)	FISCAL YEAR 2026-27	
		<u>FY 2025-26 Revised</u>	<u>FY 2026-27</u>
<b>50103</b>	<b>PART TIME PAYROLL</b> Recording Secretary services for monthly meetings (12 @ \$130)	\$ 1,600	\$ 1,600
	<b>TOTAL PAYROLL</b>	<u>\$ 1,600</u>	<u>\$ 1,600</u>
<b>60221</b>	<b>ADVERTISING-PRINTING-FORMS</b> Workshop flyers, business surveys, shop local campaign advertisements, business event supplies, etc	\$ 1,000	\$ 1,000
<b>60222</b>	<b>DUES &amp; SUBSCRIPTIONS</b> CT Economic Development Association - CEDAS (\$300) and Tolland County Chamber of Commerce Membership (\$475)	\$ 750	\$ 800
<b>60234</b>	<b>PROFESSIONAL DEVELOPMENT</b> Seminars for commission members	\$ 100	\$ 100
<b>60250</b>	<b>CONTRACTED SERVICES</b> Economic development strategies, marketing/branding, recognition and other business programs	\$ 1,000	\$ 1,000
	<b>TOTAL OFFICE BUDGET</b>	<u>\$ 2,850</u>	<u>\$ 2,900</u>
	<b>DEPARTMENT TOTAL</b>	<u>\$ 4,450</u>	<u>\$ 4,500</u>

DRAFT



## Connecticut Economic Development Association Invoice

**Date**

December 30, 2025

**Due From**

Lisa Houlihan  
Town Planner  
Town of Ellington  
55 Main Street  
P.O. Box 187  
Ellington, CT 06029

**Description**

**Amount**

2026 Individual Membership Dues – Lisa Houlihan	\$150.00
2026 Full EDC Membership Dues	\$150.00

Total	<hr/> \$300.00
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**Due upon receipt. Please make check payable to CEDAS.**

**Mail payment to:**

CEDAS  
c/o  
Alison Geisler  
CCM  
545 Long Wharf Dr, 8th Floor  
New Haven, CT 06511

**Thank You!**



# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

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TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

**ECONOMIC DEVELOPMENT COMMISSION  
SPECIAL MEETING MINUTES  
WEDNESDAY, DECEMBER 17, 2025, 7:00 PM  
IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT  
REMOTE ATTENDANCE: VIA ZOOM MEETING**

**PRESENT:** Chairman Sean Kelly, Vice Chairman Donna Resutek (Via Zoom), Regular Members David Hurley (Via Zoom), Cynthia Soto, and Alternate Amos Smith

**ABSENT:** Regular Member Chris Todd and Alternate Michael Swanson

**STAFF**

**PRESENT:** Lisa M. Houlihan, Town Planner and Ashley DuBois, Recording Clerk

**OTHERS**

**PRESENT:** Seth and Sharon Aborn of Aborn Farm, LLC, and Roaring Brook Farm, LLC, and First Selectwoman Laurie Burstein

**I. CALL TO ORDER:** Chairman Sean Kelly called the meeting to order at 7:00 PM.

**II. PUBLIC COMMENTS (on non-agenda items):** None

**III. ACTIVE BUSINESS:**

1. Discuss Shop Ellington 2025 Campaign and Conduct Raffle Drawing.

Lisa Houlihan, Town Planner, summarized the event stating it was advertised through North Central News, Town Newsletter, social media, the commission's business email distribution list, The Patch, Ellington Farmers Market, posted at Hall Memorial Library and Ellington Senior Center, and with assistance from staff and commissioners. The campaign ran from November 28<sup>th</sup> through December 14, 2025. Completed bingo cards were collected by administrative staff and a raffle ticket created for each and placed in the raffle drawing basket. This year's program represents the sixth annual Shop Ellington campaign and includes 25 businesses, 21 individuals who submitted bingo cards, and 129 business visits.

The 2025 participating businesses are:

- Anytime Fitness - 89 West Road
- Arlo Leather Goods - ecommerce at arloleathergoods.square.site
- Backroads Smokin BBQ - 292 Sandy Beach Road
- Chellah's African Wear - ecommerce at misikoc@gmail.com - 217 Pinney Street
- Cooley's Kitchen – 175 West Road, #10, Meadowview Plaza
- DiFiore Ravioli Shop - 287 Somers Road
- Dzen Garden Market – 187 Windsorville Road
- Ellington Agway - 74 West Road
- Ellington Depot Cafe & Market - 1 Crystal Lake Road
- Ellington Farmers' Market - 37 Maple Street - Ellington High School
- Joe's Fine Wines & Spirits – 43 West Road

- Johnny Appleseed's Farm - 185 West Road
- JRego's Gathering Place Restaurant - 175 West Road, Meadowview Plaza
- LuAnn's Bakery & Café - 238 Somers Road
- LuAnn's Coffee & Good Eats Drive-thru - 140 West Road
- LUXE Beauty & Brows – ecommerce at luxebeautyandbrows.com
- Marc's Appliance Warehouse - 89 West Road
- Mercantile at Nellie McKnight Museum - 70 Main Street
- Misfit Spices - 420 Somers Road
- Neil's Fine Wines & Liquor - 175 West Road, Meadowview Plaza
- No Coast Taqueria Restaurant - 12 Main Street
- Route 83 Auto Center - 133 West Road
- The Eyeglass Place of Ellington – 175 West Road, Meadowview Plaza
- The Gold & Diamond Exchange - 8 West Road
- Trattoria da Lepri Restaurant – 89 West Road

The winners of the Shop Ellington 2025 raffle drawing are: Maureen Palmer-Lavoie, Patricia Witinok, Sheri Montoye, Valeria Amsel, Becky Sanford, Gary Bergquist, and two-time winner Sydney Gale. Administrative staff from the Planning Department will contact the winners within the next couple of business days. An article will be placed in the next Town Newsletter and on social media. The Commission thanked the participating businesses and individuals for another successful Shop Ellington campaign.

## 2. Report: Tax Incentive/Abatement Programs

- a. Review of Tax Abatement Application for Roaring Brook Farm, LLC, & Aborn Farm, LLC, for the construction of a 13,225 +/- square foot free stall barn and milk house and a 18,504 +/- square foot manure storage facility, new equipment and machinery at 18 Meadow Brook Road, Assessor Parcel Number 091-001-0000, in the RAR (Rural Agricultural Residential) Zone.

Lisa Houlihan opened discussion and reported the application was submitted on October 19, 2025. In accordance with the policy, the application was circulated to the Assessor to review Assessor Parcel Numbers, deeds and provide a tax assessment analysis, to the Tax Collector to confirm taxes are current, and to the First Selectman to confirm the application is within the program parameters. In conclusion, taxes are current and the application was signed off by former First Selectman Lori Spielman prior to the November 2025 election. Lisa reviewed the policy, the application, and report requirement with newly elected First Selectwoman Laurie Burstein. First Selectwoman Burstein is satisfied with proceeding with the sign-off from former First Selectman Spielman.

Lisa Houlihan noted the application was not referred to the commission in November to wait for the 2025 revaluation notices to be finalized. An assessment analysis was provided on December 2, 2025, and the estimated finalized 70% assessment is expected to be between 1,550,000 and 1,700,000.

Chairman Kelly commended the owners for the extensive property improvements and thanked them for a comprehensive application. Vice Chairman Resutek supported the compliment. Chairman Kelly opened the floor to the abatement applicants, Seth and Sharon Aborn. Sharon noted the initiative is their first big project and first time applying for the tax abatement program. Sharon also noted the project has been 10 years in the making. Chairman Kelly noted the agricultural project is one of the first big investments in agriculture in Ellington in some time, referencing the last one was by Oakridge Dairy. Vice

Chairman Resutek asked the owners if the increase in automation will lessen the number of employees. Sharon responded that staff numbers fluctuate over time and they plan to keep 1 full timer and 2–3 part timers going forward.

Lisa Houlihan added if the abatement agreement is granted, the farm will have to remain operational for 10 years. Furthermore, in accordance with the policy, the length of abatement they are eligible for is no more than 7 years at 50% assessment. Chairman Kelly clarified the abatement applies only to new buildings and does not apply to any existing operation. He stressed that the abatement is not for current property taxes, but the abatement is a lower fixed rate for future property taxes for new structure that would otherwise be unrealized had the buildings not been built and invested in.

In further discussion, Commissioner Soto asked why a 50% abatement and Chairman Kelly and Lisa Houlihan both answered it follows policy guidelines. In addition, Commissioner Smith asked how the 10 year requirement to stay in operation is enforced. Chairman Kelly stated that payment of taxes will be monitored, and Lisa confirmed land conveyances will also trigger non-compliance. Chairman Kelly referred to the recapture clause included in the policy if terms of abatement agreement are not met.

**MOVED (SOTO), SECONDED (HURLEY) AND (PASSED UNANIMOUSLY) TO FIND ROARING BROOK FARM, LLC, AND ABORN FARM, LLC, AN ELIGIBLE FARM AND THE CONSTRUCTION OF A 13,225 SQUARE FOOT FREE STALL BARN AND MILK HOUSE, THE CONSTRUCTION OF A 18,504 SQUARE FOOT WASTE MANURE STORAGE FACILITY, AND THE PURCHASE OF NEW MACHINERY AND EQUIPMENT TO MEET THE PURPOSE OF THE ABATEMENT PROGRAM BY ENCOURAGING GROWTH AND INVESTMENT IN FARMING OPERATIONS THAT WILL INCREASE LONG TERM TAX REVENUE AND FURTHER FIND THE ABATEMENT APPLICATION TO MEET THE OUTCOME OF THE PROGRAM BY HELPING SUSTAIN FARMING OPERATIONS IN TOWN. THE COMMISSION RECOMMENDS AN ABATEMENT OF 50% FOR THE MAXIMUM 7-YEAR TERM EFFECTIVE OCTOBER 1, 2025.**

Chairman Kelly reported next steps include a referral to the Board of Selectmen (BOS) for their review and then to the town meeting for vote to grant or not to grant the abatement. Lisa Houlihan said the Planning Department will refer the commission's decision to the BOS and the owners will be notified of future meeting dates.

## **V. ADJOURNMENT:**

**MOVED (SMITH) SECONDED (SOTO) AND (PASSED UNANIMOUSLY) TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 7:22 PM.**

Respectfully submitted,

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Ashley DuBois, Recording Clerk