

THE FOLLOWING ARE THE ONLY MOTIONS AND ARE SUBJECT TO APPROVAL BY
BOARD OF FINANCE

The **Board of Finance** held a regular meeting Thursday, October 24, 2013 in Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown, CT. John Kortze called the meeting to order at 7:35 pm.

PRESENT: John Kortze, James Filan, Jr., John Godin, Harry Waterbury and Carol Walsh.

ABSENT: Joseph Kearney

MINUTES: Mr. Waterbury moved to accept the minutes of the senior meeting of October 15, 2013 and the regular minutes of the meeting of October 15, 2013. Mr. Godin seconded. All in favor.

NEW BUSINESS:

Discussion and possible action:

1. **Business Incentive:** Mr. Godin moved to recommend to the Legislative Council the acceptance of the Business Incentive Program Application for Beneath the Vine and Fig Tree, LLC (Att.). Mr. Waterbury seconded. All in favor.
2. **Impact Statement for Parent Connection \$500,000 grant:** Mr. Godin resolved to recommend to the Legislative Council the acceptance of the \$500,000 grant for Newtown Parent Connection (Att.) Mr. Waterbury seconded. All in favor.
3. **School District Trends:** no action taken.
4. **Presentation of the Town of Newtown and Board of Education CIP:** no action taken.

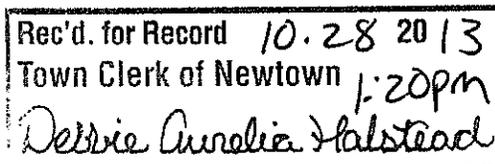
ADJOURNMENT: The Board of Finance adjourned their regular meeting at 10:07.



Susan Marcinek, Clerk

Att: Business Incentive

Att: TON Impact Statement





att.

TOWN OF NEWTOWN

OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: October 18, 2013

TO: E. Patricia Llodra, First Selectman

FROM: Elizabeth Stocker, AICP, Director of Economic & Community Development

RE: Business Incentive Program Application – Beneath the Vine and Fig Tree, LLC dba BVFT LLC – 84 South Main Street

An application for the subject business incentive was considered and approved by the Economic Development Commission at their meeting of July 16th, 2013.

Land use approvals are in place to construct two new office buildings and related site improvements. The planned buildings will have a total combined area of 9,100 square feet. The estimated cost for the proposed improvements is \$1,592,000. Approximately 15 to 30 construction jobs could be created. The applicant estimates that future tenants have the potential to create 20 to 25 permanent jobs once the planned space is occupied.

The development will add value to the existing real property which is currently assessed at \$665,570 with a \$22,177 RE tax bill. For purposes of discussion, an increase in assessment of \$1,300,000 has the potential to increase the current RE tax by \$30,321. Any personal property on site will be taxed as personal property.

The EDC determined that the project is eligible under the Business Incentive Program (BIP) as the project is located in the Business District and is for office use. The applicant appeared before the Commission to describe his development plan and noted that LMT and several other businesses occupy the three existing buildings. <http://www.newtown.org/dbh-lmt-profile.html>

The EDC recommended the fixing the increase in assessment for a period of three years as outlined in the BIP schedule. Using the \$1,300,000 assessment increase as an example, the incentive relates to an estimated tax abatement of approximately \$38,984 over three years for the project.

Cc: Jean Leonard, Chairman, EDC
es

TOWN OF NEWTOWN
 FINANCIAL IMPACT STATEMENT
 (Per Town Charter 6-100)

att.

REQUESTING DEPARTMENT Economic and Community Development

PROJECT: Newtown Parent Connection - Renovation of Duplex #63 (L&R) - 2-4 Washington Square

PROPOSED SPECIAL APPROPRIATION AMOUNT: _____

PROPOSED FUNDING:

BONDING		
GRANT	\$	500,000.00
CONTINGENCY		
OTHER		
	\$	500,000.00

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
 Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS			
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES			
OTHER			
DEBT SERVICE (1st year)			
TOTAL IMPACT ON EXPENDITURES		\$ -	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		
CHARGES FOR SERVICES (FEES)	1905	
OTHER		
TOTAL IMPACT ON REVENUES	\$ 1,905.00	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ (1,905.00)

EQUIVALENT MILL RATE OF TOTAL IMPACT (0.0005) mills

(using current year's information)

COMMENTS:

SEE NARATIVE ATTACHED.

PREPARED BY: Elizabeth Stocker DATE: 21-Oct-13

TO: BOF, LC