

THESE MINUTES ARE SUBJECT TO APPROVAL BY BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, May 19, 2014 in the Council Chamber of the Municipal Center, Newtown. First Selectman Llodra called the meeting to order at 7:30 pm.

PRESENT: First Selectman Llodra, Selectman William F.L. Rodgers and Selectman James O. Gaston

ALSO PRESENT: Finance Director Robert Tait, Public Works Director Fred Hurley Director of Economic & Community Development Elizabeth Stocker (7:50pm), Economic Development Coordinator Betsy Paynter (7:50pm), one members of the public and three members of the press.

VOTER PARTICIPATION: none.

ACCEPTANCE OF THE MINUTES: Selectman Gaston moved to accept the minutes of 5/5/14. First Selectman Llodra seconded. Selectman Rodgers abstained. All in favor.

COMMUNICATIONS: First Selectman Llodra shared the calendar for May and June with the board saying there are many events they have been invited to, many of them taking place the weekend of May 31. Selectman Rodgers will be attending the Community Connections event at Walnut Hill Community Church on May 31. Selectman Gaston will attend the Eagle Scout Court of Honor. On June 2 Geralyn Hoerauff, of Diversified Project Management, will attend the selectmen meeting to brainstorm on how to move forward with a strategic planning process on existing municipal buildings. The main focus will be the Hook & Ladder firehouse on Main Street, Town Hall South and the Multipurpose Building. First Selectman Llodra also shared a department head report with the board to give them a sense of the work that goes on at the department level; the reports are very informative in terms of the quality of the directorship.

Mr. Hurley reported that a public information session was held on the Hawleyville sewers. Seven letters were received from parties regarding interest in being part of the design package to come up with the final cost. A STEAP grant was awarded in the amount of \$500,000 and will reduce the charge that would go to those coming in to develop the property; it is more incentive. Mr. Tait noted the project has already been bonded. That money will go into a debt service fund; it will be used to pay off the principle of the sewer bond.

FINANCE DIRECTOR REPORT: Mr. Tait shared the CIP calendar as approved by the Board of Finance (Att. A). Mr. Tait went over a "what if" illustration – the effect of development on the mill rate (Att. B), saying grand list growth is the way to go.

UNFINISHED BUSINESS:

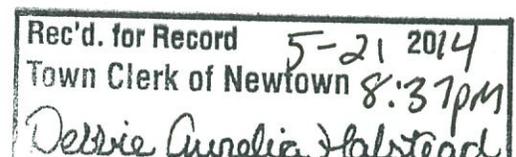
Discussion and possible action:

- 1. Strategic Planning for Municipal Facilities:** This item will be carried to the June 2nd meeting.

NEW BUSINESS:

Discussion and possible action:

- 1. Update from Economic & Community Development Office: \$200,000 Municipal Brownfields:**
Ms. Stocker and Ms. Paynter were present to discuss the various responsibilities of the Economic and Community Development office (Att. C). The SCORE office (Service Corp of Retired Executives) has a branch office at the municipal center, is a free resource and is very active and successful. SCORE helps local business with business plans and paperwork. CPACE helps local business owners who are looking



to reduce their energy use. A loan, attached to their tax bill, stays with the property; the reduced bills roll to the tenant. The person purchasing the property is responsibility for the clean-up of brownfields. Ms. Stocker said there is grant money available to apply for to decontaminate. First Selectman Llodra noted she would like Ms. Stocker to come back periodically to report specifically on brownfields. Ms. Stocker shared the grant project history (Att. D) with the board.

The town has not been cleared on the plaster testing through the Department of Public Health for Danbury Hall. TRC and Russell Bartley have been brought in to help resolve the conflict. Two of the white houses have been completed. The remaining have asbestos co-mingled with the debris in the deterioration and have been determined to be hazardous. The cost to complete would almost double the original cost of the project. First Selectman Llodra encouraged Ms. Stocker to look for funding to complete these projects; it is critically important to show improvement on the campus.

The owners of the property of Noranda Metal are cleaning up their brownfields. The new owner has had discussions with someone interested in putting a solar farm on the property. First Selectman Llodra praised Noranda for not walking away from the property.

2. **Public Building & Site appointment as building committee for the Community Center:** Selectman Rodgers moved to appoint the Public Building and Site Commission as the Building Committee for the Community Center project. Selectman Gaston seconded. All in favor.
3. **Resolution: Connecticut State Library for Historic Documents Preservation Grant:** Selectman Rodgers moved to resolve that E. Patricia Llodra, First Selectman of the Town of Newtown, be empowered to execute and deliver in the name and on behalf of the Town of Newtown a contract with the Connecticut State Library for a Historic Documents Preservation Grant. Selectman Gaston seconded. All in favor.
4. **Appointments/Reappointments:** Selectman Gaston moved to appoint James Ryan to Conservation to fill a vacancy to expire 12/31/16. Selectman Rodgers seconded. All in favor. Selectman Rodgers moved to appoint Raymond Hoesten and Ross Carley to the Lake Advisory Committee (First Light) and Mae Schmidle to the Western Tourism District for a term to end 5/19/17. Selectman Gaston seconded. All in favor. First Selectman Llodra noted a vacancy on the Parks & Recreation Commission to be filled by a democrat or an unaffiliated voter, the last day to express interest is June 16 with an anticipated appointment date of July 7.
5. **Driveway Bond Releases/Extensions:** none.
6. **Tax Refunds:** Selectman Gaston moved to the May 2014 Refunds; Refund No. 19, 2013-2014 in the amount of \$ 1,237.66. Selectman Rodgers seconded. All in favor.

VOTER COMMENTS: Joseph Borst, 10 Beechwood Drive, Sandy Hook is concerned about the duck race and parking and asked if there would be additional police. First Selectman Llodra said that SHOP and the Lions Club would arrange for extra police if needed. Mr. Borst also expressed concern about the cars parking across the street from the Foundry in Sandy Hook Center.

John Voket, Newtown Bee, informed the board the Relay for Life will be held on May 31 at the Blue & Gold Stadium, Newtown High School.

ANNOUNCEMENTS: none.

EXECUTIVE SESSION: Selectman Gaston moved to enter executive session to discuss two Assessment Appeals and Legal matters pertaining to a zoning violation. Nobody was invited to attend. Executive session was entered into at 9:05pm and returned to regular session at 9:20pm with the following motions:

Board of Selectman
May 19, 2014

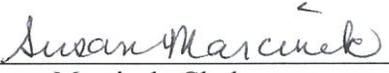
Selectman Gaston moved to engage counsel on behalf of the Town of Newtown to take legal action regarding zoning violations at 3 Little Brook Lane. Selectman Rodgers seconded. All in favor.

Selectman Gaston moved to engage counsel to defend the tax appeal regarding Naughton – 2 Glenmore Drive. Selectman Rodgers seconded. All in favor.

Selectman Gaston moved to engage counsel to defend the tax appeal regarding Star Hawk Properties – 117 Mount Pleasant Road. Selectman Rodgers seconded. All in favor.

ADJOURNMENT: Having no further business the Board of Selectmen adjourned their regular meeting at 9:22pm.

Respectfully submitted,



Susan Marcinek, Clerk

- Att. A: CIP calendar 2015-2016 thru 2019-2020
- Att. B: "What if" illustration, R. Tait
- Att. C: Economic & Community Development power point
- Att. D: Economic & Community Development Grant Project History

Town of Newtown
Board of Finance - Capital Improvement Plan Calendar
CIP 2015-16 through 2019-~~10~~

| | |
|---------------------|---|
| August 11, 2014 | Board of Selectmen presents 2015-16 through 2019-20 Capital Improvement Plan |
| August 28, 2014 | Board of Education presents 2015-16 through 2019-20 Capital Improvement Plan |
| Sept thru Oct, 2014 | Board of Finance Reviews 2015-16 through 2019-20 Capital Improvement Plan |
| November 10, 2014 | Board of Finance completes recommended Capital Improvement Plan |
| November 19, 2014 | Board of Finance recommended CIP presented to The Legislative Council for its review and Approval (by November 30). |
| January 2015 | Legislative Council approves the Capital Improvement Plan (within 60 days from receipt of BOF) |



TOWN OF NEWTOWN

“WHAT IF” ILLUSTRATION #1 – THE EFFECT OF DEVELOPMENT ON THE MILL RATE - ADDING 175 SENIOR UNITS TO THE TAXABLE GRAND LIST OVER THREE YEARS STARTING 2016-17 AND ECONOMIC DEVELOPMENT IN 2018-19 / 2019-20 DUE TO THE NEW SEWER EXTENSION **THIS IS NOT A FORECAST**

- THE PURPOSE OF THIS ILLUSTRATION IS TO SHOW THE EFFECT OF DEVELOPMENT ON THE MILL RATE.
- THE TAXABLE GRAND LIST GROWTH ASSUMPTION REFLECTS THE CURRENT HISTORIC GROWTH OF 0.5%; THE ADDITION OF 175 SENIOR UNITS OVER THREE YEARS (0.5% EACH YEAR) & ECONOMIC DEVELOPMENT OVER TWO YEARS DUE TO THE NEW SEWER EXTENSION (2% & 3%) .
- ALL OTHER ASSUMPTIONS ARE ARBITRARY FOR THIS ILLUSTRATION.

"WHAT IF" ILLUSTRATION #1 - THE EFFECT OF DEVELOPMENT ON THE MILL RATE - ADDING 175 SENIOR UNITS OVER THREE YEARS (2016-17 THRU 2017-18) & ECONOMIC DEVELOPMENT IN 2018-19 & 2019-20 DUE TO THE NEW SEWER EXTENSION.

ILLUSTRATION

THIS IS NOT A FORECAST

**TOWN OF NEWTOWN
FIVE YEAR (WHAT IF?) BUDGET FORECAST**

| | FORECAST (WHAT IF?) | | | | | |
|----------------------------------|---------------------|-------------|-------------|-------------|-------------|-------------|
| | 2014 - 15 | 2015 - 16 | 2016 - 17 | 2017 - 18 | 2018 - 19 | 2019 - 20 |
| REVENUES: | | | | | | |
| CURRENT TAXES | 98,807,176 | 101,956,764 | 104,791,722 | 107,811,616 | 110,796,374 | 113,935,132 |
| | | 3.2% | 2.8% | 2.9% | 2.8% | 2.8% |
| OTHER REVENUES | 12,259,028 | 12,326,187 | 12,369,189 | 12,544,415 | 12,721,331 | 12,849,965 |
| | | 0.5% | 0.3% | 1.4% | 1.4% | 1.0% |
| TOTAL REVENUES | 111,066,204 | 114,282,951 | 117,160,910 | 120,356,030 | 123,517,706 | 126,785,097 |
| | | 2.9% | 2.5% | 2.7% | 2.6% | 2.6% |
| EXPENDITURES: | | | | | | |
| BOARD OF SELECTMEN BUDGET | | | | | | |
| MUNICIPAL OPERATIONS | 29,377,906 | 30,421,273 | 31,265,105 | 32,159,713 | 32,795,679 | 33,459,160 |
| | | 3.6% | 2.8% | 2.9% | 2.0% | 2.0% |
| CAPITAL FINANCING - DEBT SERVICE | 10,342,994 | 10,496,000 | 10,429,000 | 10,544,000 | 10,796,000 | 11,034,000 |
| | | 1.5% | -0.6% | 1.1% | 2.4% | 2.2% |
| TOTAL BOS BUDGET | 39,720,900 | 40,917,273 | 41,694,105 | 42,703,713 | 43,591,679 | 44,493,161 |
| | | 3.0% | 1.9% | 2.4% | 2.1% | 2.1% |
| BOARD OF EDUCATION BUDGET | 71,345,304 | 73,365,678 | 75,466,806 | 77,652,318 | 79,926,027 | 82,291,937 |
| | | 2.8% | 2.9% | 2.9% | 2.9% | 3.0% |
| TOTAL EXPENDITURES | 111,066,204 | 114,282,951 | 117,160,910 | 120,356,030 | 123,517,706 | 126,785,097 |
| | | 2.9% | 2.5% | 2.7% | 2.6% | 2.6% |

FUND BALANCE:

| | 2014 - 15 | 2015 - 16 | 2016 - 17 | 2017 - 18 | 2018 - 19 | 2019 - 20 |
|--|-----------|------------|------------|------------|------------|------------|
| ESTIMATED FUND BALANCE INCREASE | | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 |
| ESTIMATED UNASSIGNED FUND BALANCE | 9,790,049 | 10,190,049 | 10,590,049 | 10,990,049 | 11,390,049 | 11,790,049 |
| UNASSIGNED FUND BALANCE AS A PERCENT OF TOTAL EXPENDITURES | 8.8% | 8.9% | 9.0% | 9.1% | 9.2% | 9.3% |

MILL RATE:

| | | | | | | |
|------------------------|--------|-------|-------|-------|--------|--------|
| MILL RATE | 33.31 | 34.18 | 34.77 | 35.40 | 35.30 | 35.06 |
| EFFECTIVE TAX INCREASE | -0.02% | 2.62% | 1.71% | 1.81% | -0.27% | -0.69% |

For the purpose of illustrating the effect of development on the taxable grand list the following assumptions are used.

ASSUMPTIONS USED

REVENUE ASSUMPTIONS:

| | FORCAST YEAR | | | | |
|---|--------------|-----------|-----------|-----------|-----------|
| | 2015 - 16 | 2016 - 17 | 2017 - 18 | 2018 - 19 | 2019 - 20 |
| OTHER PROPERTY TAXES (OTHER THAN CURRENT) | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| INTERGOVERNMENTAL | 0.00% | 0.00% | 1.00% | 1.00% | 1.00% |
| CHARGES FOR SERVICES | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| INVESTMENT INCOME | 150,000 | 150,000 | 200,000 | 250,000 | 250,000 |
| OTHER REVENUES | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| OTHER FINANCING SOURCES | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |

EXPENDITURE ASSUMPTIONS:

| | FORCAST YEAR | | | | |
|------------------------------------|--------------|------------|------------|------------|------------|
| | 2015 - 16 | 2016 - 17 | 2017 - 18 | 2018 - 19 | 2019 - 20 |
| MUNICIPAL SERVICES | | | | | |
| WAGES & SALARIES | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| FRINGE BENEFITS | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% |
| INSURANCE | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| OPERATING EXPENSES | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| CAPITAL | 16.00% | 10.00% | 10.00% | 0.00% | 0.00% |
| CONTINGENCY | 50.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| CONTRIBUTIONS TO OUTSIDE AGENCIES: | | | | | |
| TOWN AGENCIES | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| OTHER AGENCIES | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| CAPITAL FINANCING - DEBT SERVICE | 10,496,000 | 10,429,000 | 10,544,000 | 10,796,000 | 11,034,000 |

BOARD OF EDUCATION

| | FORCAST YEAR | | | | |
|-----------------------------|--------------|-----------|-----------|-----------|-----------|
| | 2015 - 16 | 2016 - 17 | 2017 - 18 | 2018 - 19 | 2019 - 20 |
| SALARIES | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| EMPLOYEE BENEFITS | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% |
| PROFESSIONAL SERVICES | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| PURCHASED PROPERTY SERVICES | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| OTHER PURCHASED SERVICES | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| SUPPLIES | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| PROPERTY | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| MISC | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

FORCAST-YEAR

| | 2015 - 16 | 2016 - 17 | 2017 - 18 | 2018 - 19 | 2019 - 20 |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|
| TAXABLE GRAND LIST GROWTH *** | 0.50% | 1.00% | 1.00% | 3.00% | 3.50% |
| VALUATION ADJUSTMENTS | (3,250,000) | (3,250,000) | (3,250,000) | (3,250,000) | (3,250,000) |
| STATE CREDIT | 160,000 | 160,000 | 160,000 | 160,000 | 160,000 |
| LOCAL CREDIT | 1,650,000 | 1,650,000 | 1,650,000 | 1,650,000 | 1,650,000 |
| TAX COLLECTION RATE | 99.0% | 99.0% | 99.0% | 99.0% | 99.0% |

PERCENT INCREASE

AMOUNT
(keep in mind reval yr)

AMOUNT
AMOUNT

PERCENT

TAX LEVY ASSUMPTIONS

TAXABLE GRAND LIST GROWTH

VALUATION ADJUSTMENTS

STATE CREDIT
LOCAL CREDIT

TAX COLLECTION RATE

*** G.L. GROWTH ASSUMPTION:

Historical grand list growth

175 Senior units

New sewer extension

| | 16/17 | 17/18 | 18/19 | 19/20 |
|------------------------------|-------|-------|-------|-------|
| Historical grand list growth | 0.50% | 0.50% | 0.50% | 0.50% |
| 175 Senior units | 0.50% | 0.50% | 0.50% | 0.50% |
| New sewer extension | | | 2.00% | 3.00% |

Total grand list growth

Note: 1% growth in the grand list = approx. \$44,000,000 investment



An Update from the Economic and Development Office

Presented to the, Legislative Council, Board of Finance
and Board of Selectmen
May 7, 12 & 19 2014

Elizabeth Stocker, AICP
Director of Economic and Community Development
&
Betsy Paynter
Economic Development Coordinator



Presentation Outline

- Overview of the Newtown Economic and Community Development Office
 - Who are we?
 - What do we do?
- Summary of economic development activities (Betsy Paynter)
- Detailed overview of brownfields in Newtown
 - What are they?
 - Why do we care?
 - Where are they?
 - What is the status of these brownfields?
- Detailed overview of grants managed by the E&CDO
- Questions & Answers



Newtown Economic & Community Development Staff

Director:

Elizabeth Stocker, AICP

Administrative Assistant:

Christal Prezler

Economic Development Coordinator:

Betsy Paynter, (consultant)



What We Do:

- **Three main focus areas**
 - Economic Development
 - Fairfield Hills Campus
 - Community Development



Provide Professional Support Staffing for the economic and community development functions for the Town of Newtown. The functions range widely in scope from phone contact and walk-ins, coordination of meetings, project management, provide team to other departments, market the community, provide socio-economic data, marketing, speaking at business meetings, assisting with negotiations for business incentives and the leases at Fairfield Hills Campus, marketing the Town and providing information.

Main functions can be broken into three sections:

- Economic Development (work with businesses, developers, landowners, investors, residents – market Newtown – Fast Track – Tax Incentives – Other state/fed. programs, bond rating interviews)
- Fairfield Hills Campus (coordinate events and campus projects – interface with campus tenants, the public, event sponsors, residents, Town Dept. & economic development activities including marketing, meeting prospects, provide access to buildings, report to FHA)
- Community Development (Affordable housing, land use planning, grants)

What We Do – *Economic Development*

- Staff support for Economic Development Commission, Fairfield Hills Authority, First Selectman & other Town boards as needed
- Implement Strategic Plan of Economic Development
- Work with local businesses, developers and landowners
- Market our community
- Provide public customer service



Main functions

Economic Development (work with businesses, developers, landowners, investors, residents – market Newtown – Fast Track – Tax Incentives – Other state/fed. programs, bond rating interviews)



What We Do - Fairfield Hills Campus

- Coordinate Fairfield Hills (FFH) Campus events
- Coordinate FFH Campus projects
- Address campus tenant issues
- Business attraction/marketing
- Provide public customer service



Main functions – Fairfield Hills Campus

In 2013 Fairfield Hills had one tenant (NYA) and the NMC located here

In 2013 the campus hosted 31 events that were attended by 14,000 participants PLUS P&R sports fields, Farmer's Market & Victory Garden

In 2014 we will have two or possibly three tenants (NYA, NVAA & NPC)

In 2014 many of the events held in 2013 will be hosted again (except for 3 to 4 events that were related to the 12/14/12 tragedy). A few new events are planned. (see handout)

Also responsible for coordinating the opening and showing of campus buildings to prospects, arranging meetings for prospects, reporting to Fairfield Hills Authority.

What We Do - Community Development

- Manage grant and CIP projects including their budgets
- Provide oversight of affordable housing units & manage Housing Rehabilitation Revolving Loan Fund
- Promote Fair Housing – Fair Housing Officer
- Represent Town of Newtown on Strategic Economic Development Strategy Boards (WC EDA & NVC EDD), Regional Brownfields Partnership & CEDAS
- Provide public customer service



Main functions

Community Development functions include preparing grant applications, managing certain grant funded projects and administering grant paperwork.

Managing affordable housing issues (31 units to date), review of development affordability plans and advise land use, determine income & sales limits for affordable units; manage Newtown's Housing Rehabilitation Revolving Loan Fund; Fair Housing Activities; Regional CEDS; Brownfields; CEDAS,

Meet with residents, businesses and town boards to advise and share information.

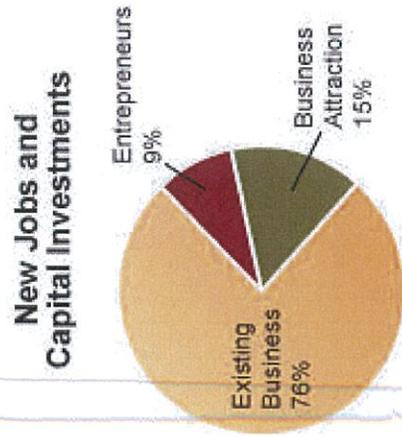
Economic Development Activities

Three focus areas:

Business Growth & Retention

Economic Gardening

Business Attraction



Source: Blane, Canada Ltd.



1. The goal of the Business Retention and Expansion (BRE) Program is to help attract and encourage business development in our community. Working with existing businesses to identify resources and opportunities that will help them remain competitive and grow their businesses.
2. Economic gardening is an entrepreneurial approach to economic development that seeks to grow the local economy from within. First pioneered in [Littleton, Colorado](#) in 1989, its premise is that local entrepreneurs create the companies that bring new wealth and economic growth to a region in the form of jobs, tax revenues, per capita income, and a vibrant local business sector. Economic gardening seeks to focus on growing and nurturing local businesses rather than hunting for "big game" outside the area.
http://growinglocaleconomies.com/economic_gardening
3. Business attraction – Hawleyville (sewer) – Newtown Technology Park – Fairfield Hills Campus – Borough Village – Sandy Hook Village – South Main Street

Betsy Paynter

- Economic Development Coordinator
- 2 years in July
- Part time, contractor
- Newtown resident, 16 years



Newtown: Open For Business

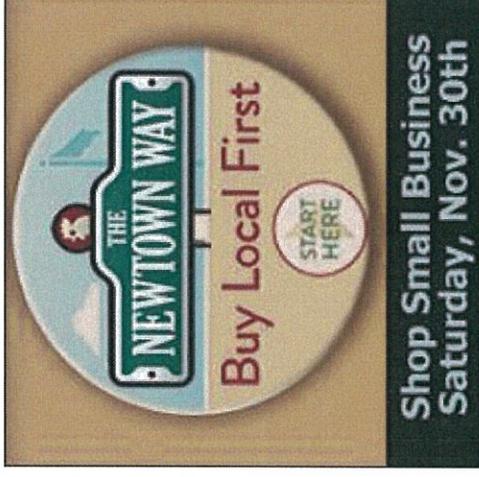


This was taken for EDC's press release "Newtown: Open For Business"

- Promoting the fast track permitting process for development
- All departments are part of the team
- We are here to serve the community and achieve goals

Business Retention & Expansion

- Sandy Hook Cash Mob
- The Newtown Way: Buy Local First
- Newtown Business Directory



I ♥ SANDY HOOK
CASH MOB



One of the first campaign I launched was the Sandy Hook Cash mob, followed by multi-media The Newtown Way: Buy Local First campaign

- Arranged a Business Leaders committee to help launch the campaign to the community
- Business 2 Business Buy Local component, bringing businesses together to encourage business relationships and synergies

Newtown Business Directory includes 1100+ businesses listed

- companies can self populate

Business Retention & Expansion

- Small Business Seminar Series
- Relationships with state & federal departments
- Create and distribute EDC Enewsletters
- CT Main Street grant data collection



January / February 2014 | Issue 13

NEWTOWN NEWS
Live. Work. Grow.

IN THIS ISSUE

- MBA Students Recommend Business Incubator
- Department of Labor Has Training Grants for Your Business
- Newtown Commercial Space

Greetings.

Happy New Year from the EDCI 2014 is off to a great start. Newtown and Sandy Hook are seeing new business openings and development plans beginning to execute. In this newsletter, I've highlighted a few new developments within town and provided information on a range of commercial spaces for sale and lease. On the EDC website, www.newtown.org, we provide a site selection/property search link for those interested in commercial space in Newtown or Sandy Hook. Take a look at the **commercial opportunities**



Newtown Savings Bank
The Experience MattersSM



Just completed the Spring Small Business Seminar Series, including 5 events:

- Sponsorship partnership with Chamber, SCORE, Newtown Savings Bank & CH Booth Library
- Included seminars covering website optimization, mobile marketing, small business financing from SBA and the state of CT, etc

Continue to build relationships with DECD, SBA, DOL, CoC

- Participated in the development of the WCEDS

EDC Enews newsletter

- 10 issues to date
- Increased contact data base from 1000 to 1500+ and growing

Business Retention & Expansion

- Sandy Hook Branding - STEAP Grant
- Newtown Manufacturing Meeting
- C-PACE
- Attend & speak at local business group meetings
- Provide resources and support for new businesses, entrepreneurs and existing businesses



Sandy Hook Branding – helped with focus groups

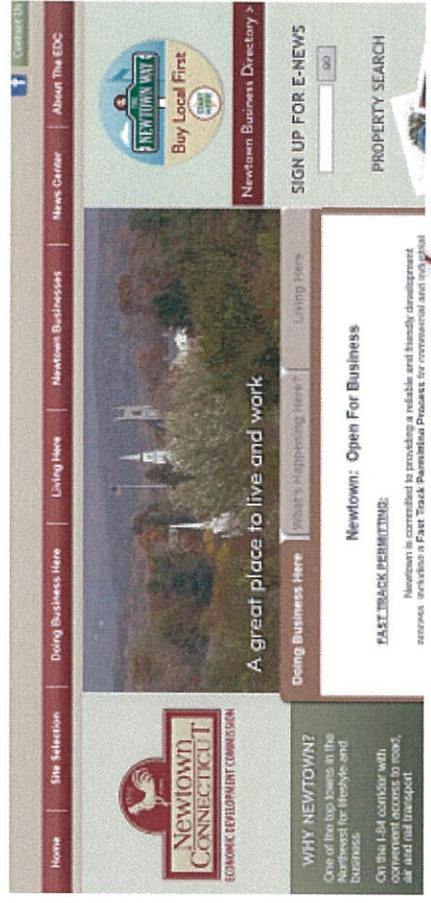
Planned Manufacturing mtg - June 2014 – meet & greet, capabilities & B2B Buy local & government support programs

C-PACE - mailing to Newtown commercial building owners re: energy upgrade benefits

Attend meetings on behalf of the EDC/Town of Newtown

Business Attraction & Outreach

- Developers meeting - gain Newtown image feedback
- Informational meet & greet - developers and “developable property” landowners
- Packaged “Newtown: Open For Business”
- EDC Website, www.newtown.org
- Social media – facebook page



November 2013 - developers mtg to gain Newtown image feedback

April 2014 - developers & property owners meet & greet, discuss trends and potential opportunities

Newtown: Open For Business – Press release - Fast Track processing, Tax Incentives & Prime location

EDC website - Marketing tool – provides resources & property search – working on upgrades for 2014 budget

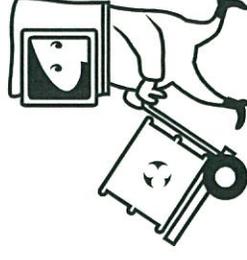
Brownfields Overview



What is a Brownfield?

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Why do we care?



- Brownfields can pose a public health threat
- Abandoned by owner – no hope
- Unightly – Community character
- Redevelopment potential
- Preserve our assets – our land, our community, our health



Where are they?

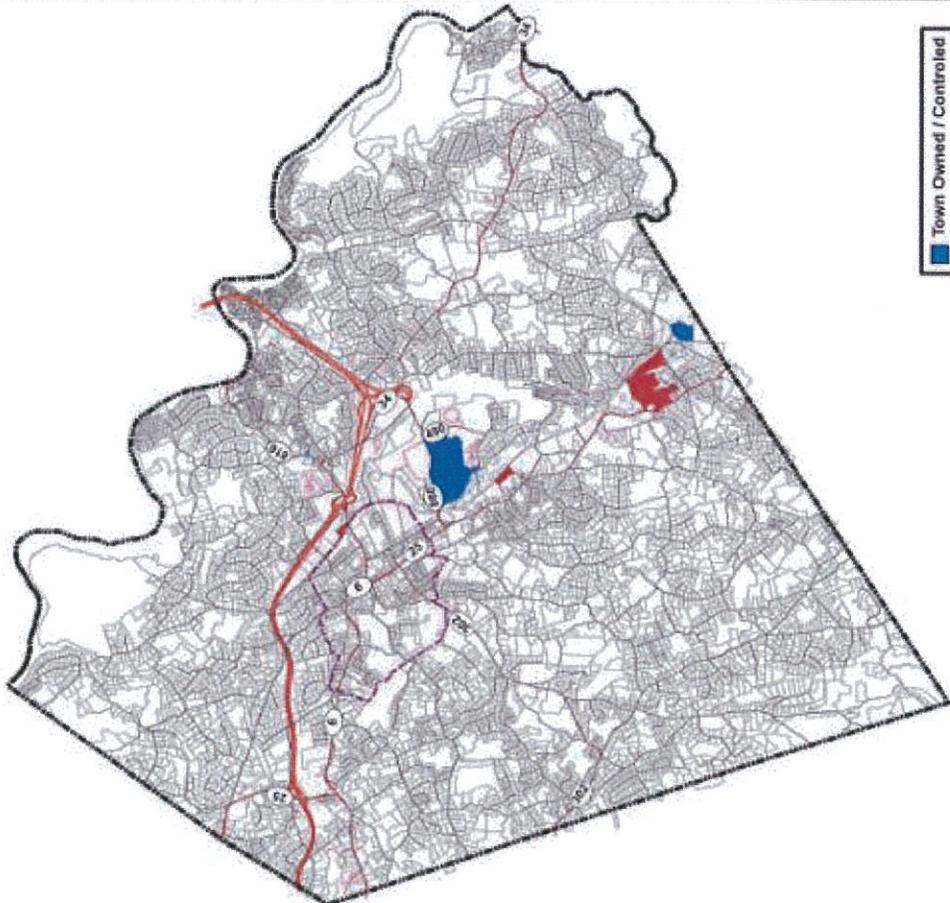
| Address | Owner |
|---------------------------|--|
| 75 Church Hill Road | Noie Richards |
| 57 & 57A Church Hill Road | Willinin Capital, LLC (American Wire) |
| 7-9 Glen Road | Sandy Hook Auto & Marine |
| 28A Glen Road | Town of Newtown (former Watkins) |
| 350-352 So. Main Street | Andrew Julian (former Monroe Concrete) |
| 2 Buttonshop Road | Design Land Developers of Newtown, Inc. |
| 11 Prospect Drive | Glencore (formerly Noranda Metal Industries) |
| 46A Swamp Road | Batchelder (under Town control) |
| Fairfield Hills Campus | Town of Newtown |



There are nine sites that were identified by Town staff (Land Use, Health, Tax Collector, ECD) as important for various reasons. A couple in terms of existing or potential health risks, taxes owed, natural resources or their potential for redevelopment. The common denominator for these nine properties is that they all have had or are having environmental issues.

Maps to follow that show their locations.

**PROPERTIES IDENTIFIED AS HAVING OR POTENTIALLY HAVING CONTAMINATION ISSUES
(COMMERCIAL / INDUSTRIAL)**



■ Town Owned / Controlled
■ Privately Owned

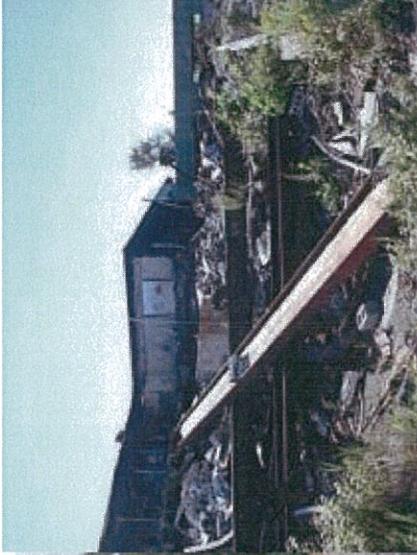
Date: 6/20/14
 Data shown on this map were obtained from a variety of sources at different scales. This is not a survey, and no warranty is made. The user will not be held liable for the accuracy of the data. The user will be responsible for any errors or omissions. The user will be responsible for any errors or omissions. The user will be responsible for any errors or omissions.

0 500 1000 Feet
 0 500 1000 Feet

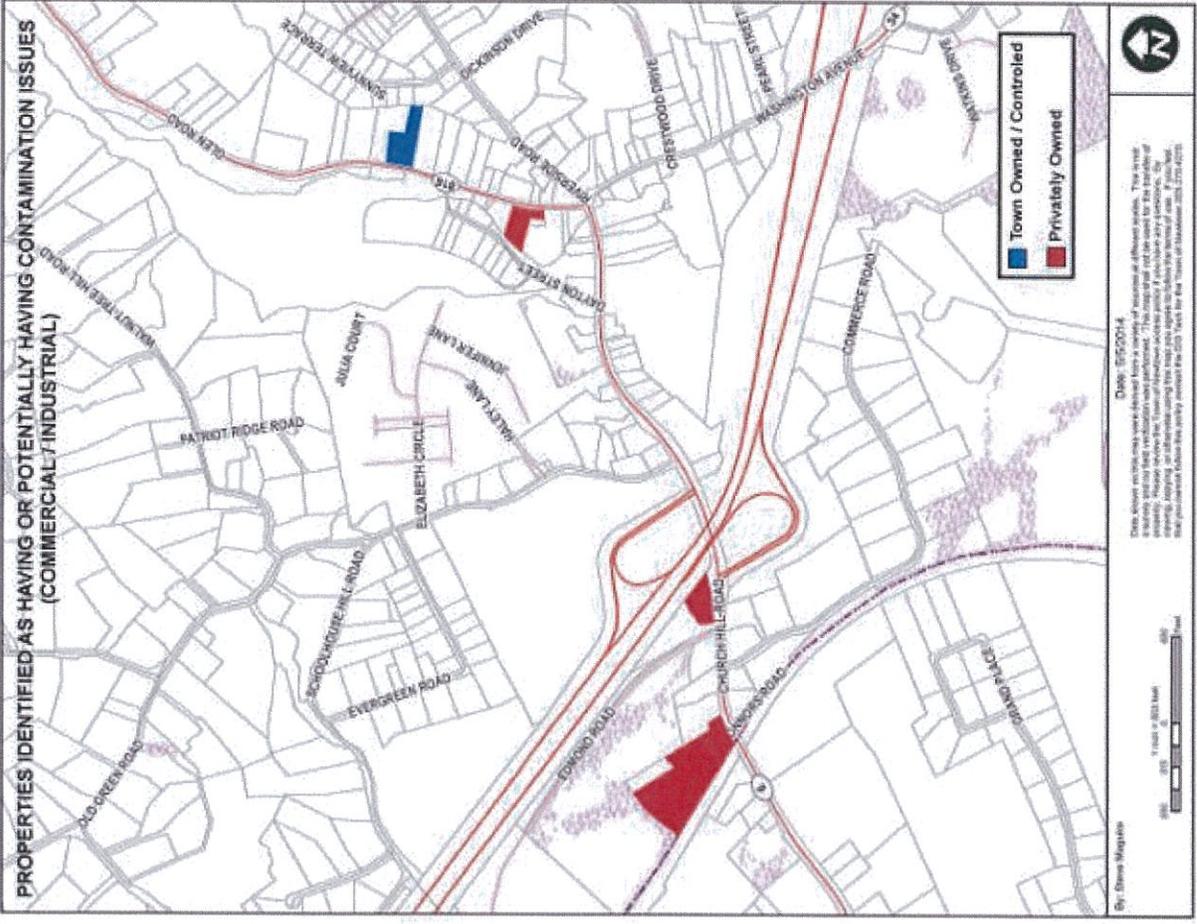
By: Steve Maguire



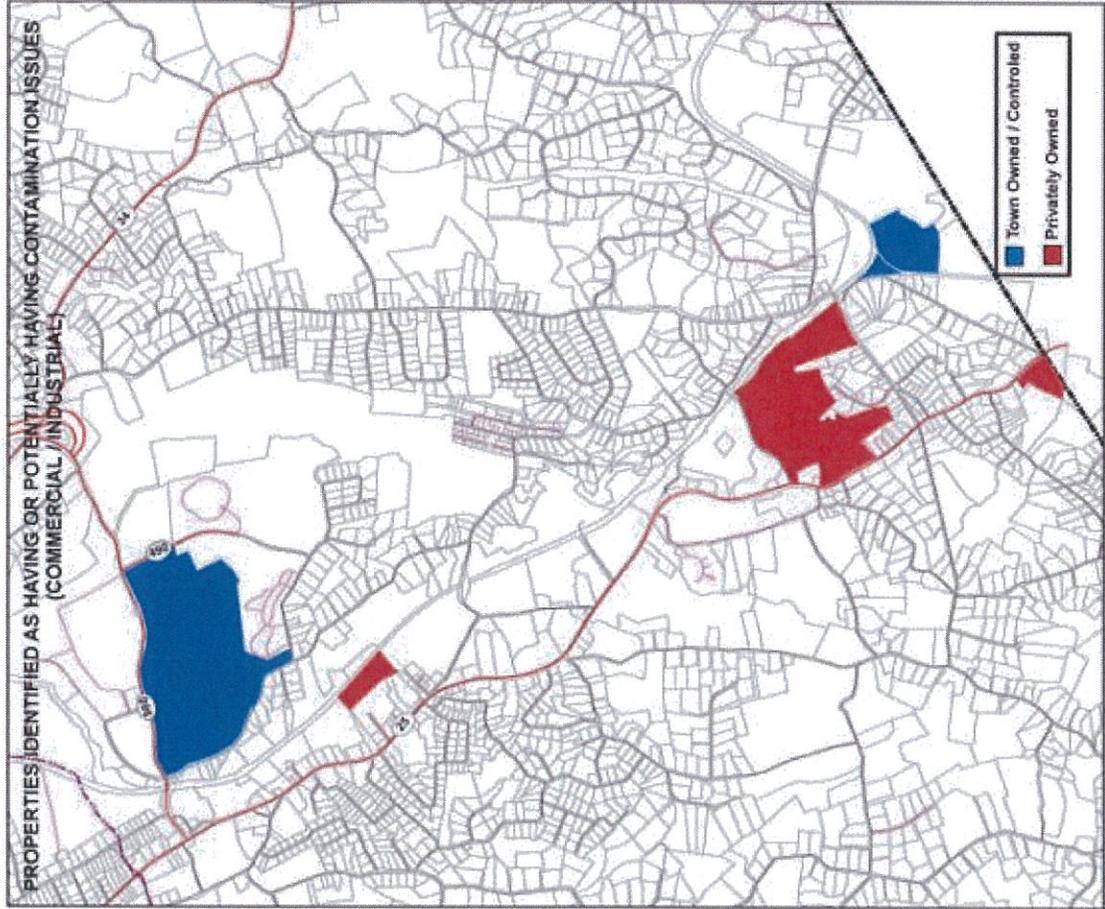
What is the status of these brownfields?



It varies

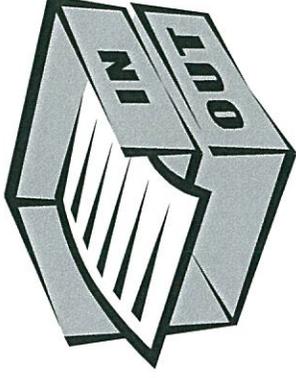


1. SH Auto & Marine – Town is foreclosing – Taxes + Interest total \$290,485 (5/5/2014) plus Appraisal fee & Title search (\$3,927) August 26, 2014 = Law Day (owner must pay off liens etc. by this date) – Important to Newtown because:
 - Substantial taxes owed – needs resolution
 - Key site in Sandy Hook Village – important to the revitalization process – impact on other properties & community character
 - Key site for redevelopment & revenue generation - jobs
 - Environmental issues are uncertain but appear to have the potential to close the site to further concern
 - Site served by public water and sewer facilities
2. Watkins – Town foreclosed last summer. Town was successful in getting multiple regional brownfields grants to undertake an environmental assessment of the site. EDC contributed the 10% required for a match. Site is important because:
 - Health and safety – multiple buildings in various states of disrepair, environmental contamination unknown
 - Community character & impact on Sandy Hook Village revitalization as noted in the previous site
 - Sewer & water line within reach of site
3. 75 Church Hill Road – across from Blue Colony Diner – Taxes outstanding since 1997 amounting to \$541,658 (5/5/14). Site is important because:
 - Gateway to Newtown
 - Health (well survey found no domestic water wells within 1000 feet)
 - Redevelopment potential – sewer & water in place
4. 57 & 57A Church Hill Road – American Wire – Taxes are current but site has been listed as a concern by EPA http://oaspub.epa.gov/enviro/multisys2_v2.get_list?facility_uin=110000316505
 - Site has been on the delinquent tax list but is now current
 - Eye sore (Apex Glass building was removed this spring)
 - Site has development potential – public utilities in place



1. Fairfield Hills Campus, Soil remediation upon purchase by TON \$2 million plus ongoing monitoring – multiple hazardous materials cleanup (Asbestos etc.) actions taken to date to allow building demolitions (5 buildings demo to date – sf houses & Danbury underway), reuse (NMC) and economic development (duplexes, Stratford)
2. Noranda Metals Industries, Prospect Street: on EPA's CERCLIS (Comprehensive Environmental Response Compensation and Liability Act of 1980) currently under cleanup - taxes are current new company name Glencore, potential for solar farm is being explored.
3. Design Land Developers of Newtown, Inc. 2 Buttonshop Road, 120 acres, vacant industrial zoned land. Important because:
 - taxes delinquent since 2007, \$581,346 (5/5/14) plus \$300,000 in tax liens owed to a company that purchased older tax liens
 - Site is an environmental suspect
 - Development potential
4. Charles Batchelder Company, Swamp Road, Bond for Deed in Town's favor, Bankruptcy completed. Site has been vacant since the 1980's when an industrial accident occurred. It was a former aluminum smelting factory. Important because:
 - Site has been the subject of multiple EPA cleanups. Currently undergoing a new phase I and hazardous materials assessment. \$150,000 available for cleanup. Our hope is to undertake any hazardous materials cleanup necessary to salvage the scrap of the site and use the proceeds toward the remaining cleanup.
 - Health and safety – attractive nuisance –
 - Rail to trails head here – parking potential
 - Redevelopment and tax revenue, jobs etc.
5. Andrew Julian, 350-352 South Main Street, former Monroe Ready-Mix Concrete, suspected contamination, taxes owed only \$1,821 (5/5/14).
 - Gateway to Newtown
 - Potential for development & jobs is high

Overview of Grants Managed by the E&CD Department



| Project Title | Funding Source | Amount of Grant Award | Award Year | Status |
|--|-------------------------------|-----------------------|------------|--|
| Newtown Parent Connection (Duplex at Fairfield Hills) | CT Dept. Social Services | \$500,000 | 2008 | Contract btwn. State & TON in process - Lease & Sub-recipient agreement approved |
| Nunawauk Meadows Housing Rehab | HUD CDBG | \$546,000 | 2010 | Work completed DECD Monitoring Visits 7/30/13 & 11/14/13 - Final Signoff Pending |
| Brownfields Clean-up Danbury Hall & SF Homes - Fairfield Hills | EPA | \$200,000 | 2012 | Work Underway |
| Regional Brownfield Partnership - Hazardous Materials Cleanup - Batchelder | EPA/VCOG | \$150,000 | 2012 | On hold until Phase I & HBM Assessments completed |
| Business Assistance Program following 12/14/2012 | STEAP | \$500,000 | 2013 | Phase I completed - Phase II underway |
| Regional Brownfield Partnership - Hazardous Materials Assessments (Phase I & II + HBM) - 28A & 28B Glen Road /Wakins | RBP/VCOG | \$30,000 | 2013 | Work Underway |
| Regional Brownfield Partnership - Hazardous Building Materials Assessment - Batchelder | EPA/VCOG | \$7,850 | 2013 | Consultant selected 4/29/14 |
| Regional Brownfield Partnership - Removal of up to 5 UST - 28A & 28B Glen Road/Wakins | EPA/VCOG petroleum assessment | \$25,850 | 2014 | Contract Signed 4/9/2014 |
| CT Municipal Brownfields Assessment and Inventory Grant Program - Buildings at Fairfield Hills Campus | DECD | \$200,000 | 2014 | Approved April 2014 |
| Total Amount | | \$2,159,700 | | |

Nine grants are currently managed by the ECD staff. They are in various stages from finished (Nunnawauk) & waiting for final sign off to brand new (brownfields assessment)

The nine grants are from various sources including

Federal (EPA & HUD)

State (STEAP, DSS, Neighborhood Facilities Grant & Municipal Brownfields Assessment Program).

Regional (Regional Brownfields Partnership/Valley COG)

We have one pending grant application which is a STEAP grant in the amount of \$500,000 for the Hawleyville sewer project.

To date, the ECDO has been successful in achieving approvals for 28 grants totaling over \$7.2 million.

Our efforts while impressive, barely scratch the surface of what is available out there in terms of grants. The local resources to go after them are not in place.

**Town of Newtown
Office of Economic and Community Development
Grant Project History**

| Project Title | Funding Source | Amount of Grant Award | Award Year | Year Project Completed or Status |
|---|---|------------------------------|-------------------|---|
| Historic Bridge Rehab Sandy Hook (Dayton St & Glen Rd.) | ISTEA/ CT DOT | \$64,000 | 1993 | 1995 |
| Private Housing Rehabilitation (\$315,000) & Nunnawauk Meadows (door handles, lock sets & windows \$85,000) | CDBG | \$400,000 | 1994 | 2000 |
| Private Housing Rehabilitation (\$236,750) & Nunnawauk Meadows (upgrade public water service \$63,250) | CDBG | \$300,000 | 1996 | 2000 |
| Nunawauk Meadows - Rehab 56 Units (Bldg. 11-20 Relocate front entrance doorways) & (Bldg. 20-24 window replacement) | CDBG | \$48,500 | 2000 | 2001 |
| Meadowbrook Terrace Sewer Extension | CDBG | \$391,000 | 2002 | 2004 |
| Edmond Town Hall - ADA Improvements | CDBG | \$500,000 | 2002 | 2005 |
| Batchelder Property Cleanup and Redevelopment | HUD | \$134,123 | 2004 | 2010 |
| Sandy Hook Streetscape - Pilot | STEAP | \$475,000 | 2004 | 2006 |
| Newtown Technology Park | STEAP | \$500,000 | 2004 | 2010 |
| Fairfield Hills Utilities Infrastructure | STEAP | \$275,000 | 2005 | 2008 |
| Fairfield Hills Tunnel Work | STEAP | \$125,000 | 2007 | 2009 |
| Nunnawauk Meadows Rehab | CDBG | \$600,000 | 2007 | 2010 |
| Fairfield Hills - Streetscape | STEAP | \$300,000 | 2008 | 2009 |
| Fairfield Hills - Asbestos Clean Up | EPA | \$200,000 | 2008 | 2011 |
| Newtown Parent Connection | DSS | \$500,000 | 2008 | Awarded |
| Animal Control Facility (Dog Pound) | STEAP | \$100,000 | 2009 | 2011 |
| Fairfield Hills - Asbestos Clean Up | Regional Brownfields Partnership (VCOG) | \$122,200 | 2010 | 2011 |
| Nunnawauk Meadows Rehab | CDBG | \$546,000 | 2010 | 2013 |

**Town of Newtown
Office of Economic and Community Development
Grant Project History**

| Project Title | Funding Source | Amount of Grant Award | Award Year | Year Project Completed or Status |
|---|-------------------------------|------------------------------|-------------------|---|
| Sandy Hook Streetscape | STEAP | \$100,000 | 2010 | 2013 |
| Streetscape - Fairfield Hills Campus | STEAP | \$400,000 | 2011 | 2013 |
| Brownfields/Hazardous Materials Cleanup - Fairfield Hills Campus | EPA | \$200,000 | 2012 | In Process |
| Regional Brownfields Partnership - Hazardous Cleanup - Batchelder | EPA/VCOG | \$150,000 | 2012 | In Process |
| Business Assistance Program - following 12/14/12 | STEAP | \$500,000 | 2013 | In Process |
| Regional Brownfields Partnership - Assessments - 28 Glen Road | EPA/VCOG | \$30,000 | 2013 | In Process |
| Regional Brownfields Partnership - Assessments - Batchelder | EPA/VCOG | \$25,000 | 2014 | In Process |
| Regional Brownfield Partnership - Removal of up to 5 UST - 28A & 28B Glen Road/Wakins | EPA/VCOG petroleum assessment | \$25,850 | 2014 | In Process |
| CT Municipal Brownfields Assessment and Inventory Grant Program - Buildings at Fairfield Hills Campus | DECD | \$200,000 | 2014 | Awarded |
| Hawleyville Sewers | STEAP | \$500,000 | 2014 | Awarded |
| Total Amount | | \$7,711,673 | | |
| others | | | | |
| Transportation Enhancement - Sidewalks on South Main Street | DOT | \$335,000 | 2012 | Pending |
| Hawleyville Sewers | EDA | TBD | 2014 | TBD |