

THE FOLLOWING MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, November 18, 2019, in the Auditorium at Newtown High School, 12 Berkshire Road, Sandy Hook. First Selectman Rosenthal called the meeting to order at 7:00p.m.

PRESENT: First Selectman Daniel C. Rosenthal, Selectman Maureen Crick Owen and Selectman Jeff Capeci.

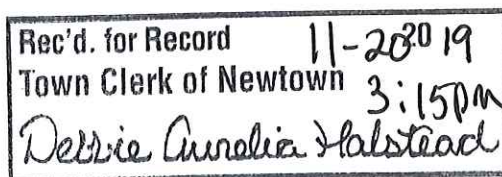
ALSO PRESENT: Finance Director Robert Tait, Parks & Recreation Director Amy Mangold, Director of Planning George Benson, Deputy Director for Economic & Community Development Christal Preszler, Economic & Community Development & Fairfield Hills Coordinator Kim Chiapetta, Fairfield Hills Authority Chairman Ross Carley, Fairfield Hills members Michael Holmes and Walt Motyka, Economic Development Commission Chairman Wes Thompson and member Cramer Owen, Planning & Zoning Chairman Don Mitchell and members Roy Meadows and Corinne Cox, Director of Public Works Fred Hurley, Police Chief Viadero, 65 +/- members of the public and two members of the press.

NEW BUSINESS

Discussion and possible action:

1. Presentation on the financials of the Fairfield Hills Campus property since its purchase by the Town in 2004: First Selectman reviewed the prior meeting saying the history of Fairfield Hills since 2004 was discussed as well as the projects that have been invested in and demolition. First Selectman Rosenthal then went through the presentation relative to past, current and potential costs for the campus (att.). Approximately 30% of the Newtown Youth Academy property is taxable. The brew pub will pay personal property tax on the equipment. The \$11 million for the new municipal building may, or may, not be tagged to Fairfield Hills, as there was a need for a new municipal building either way. No matter the path chosen for the campus an investment in the sewers is necessary. The next meeting will be held in January and will address campus options. A February meeting will address mixed use.

2. Questions and answers relative to the above: **Bob Rau** asked what the expenses mean in terms in taxes. First Selectman Rosenthal said he believes the debt service has been managed well and that the numbers have been managed in such a way that debt service has not been dramatically increased; he will try to get information relative to the translation to residential taxes based on an average assessment. **Pat Llodra** asked for bite size pieces of information relative to what it means in terms of debt to demolish any of the individual buildings. She asked about the current debt schedule, when there will be room in that schedule to accommodate the cost related to demolishing a building and what the impact to the tax payer is. First Selectman Rosenthal said that although it can be managed in such a way that Fairfield Hills won't make taxes go up, it won't make them go down either. Ms. Llodra appreciates First Selectman Rosenthal pointing out that the bottom line cost may, or may not, include the cost of the municipal center. In her opinion it should not be included as it had nothing to do with Fairfield Hills and would have happened anyway. **Wayne Addressi** referred to the slide showing \$64 million expenses v. \$2 million and asked who makes the decisions on what's going to be done to offset some costs going forward. He also asked who makes the decision on what is done with buildings and property. First Selectman Rosenthal stated it is the decision of the public. The decisions are significant and he believes should be up to the community, as the elected officials hold office only temporarily. First Selectman Rosenthal remains optimistic pertaining to Fairfield Hills. The economic challenges affected the campus. Mr. Addressi believes the selectmen have to make a decisive decision on the property. The selectmen are mindful that there are a host of views on campus use. **Bruce Walczak** appreciates the inclusion of soft costs in the presentation. He said that the \$64 million has resulted in asset value of Fairfield Hills increasing. The Town got a lot for the money. First Selectman Rosenthal agrees it's difficult to assign a value what the campus means to people. **Carla Bernstein** asked



what the vote will be about. First Selectman Rosenthal explained that the Master Plan Review Committee recommended permitting mixed use in two buildings, based on consult with developers, town resources and a survey. These community conversations will result in the community voting on mixed use. The Legislative Council has the authority to levy local questions; once a new Legislative Council is seated work will begin on the question. Although local questions are not binding, they are advisory, First Selectman would consider it binding in action that he would take. **Jeff Bernstein** asked about having the vote during the November 2020 elections rather than April 2020 budget referendum. First Selectman Rosenthal said it is worth considering. **Pat Llodra** is concerned discussions are reducing Fairfield Hills to dollar and cents. There hasn't been a way to monetize what Fairfield Hills has added to the community. The development of the campus has distinguished us from our neighbors in a positive way. It is a jewel in our midst. The value needs to be recognized. **Kinga Walsh**, asked for a recap of financials at the options meeting, the quantitative, qualitative and intangible. **Gary MacRae** was on the most recent Master Plan Review Committee and said once numbers were together and emotions were removed the recommendation became less difficult. The recommendation is not binding. A lot of time was put into the survey. If buildings were not to be repurposed it is recommended they be demolished as fast as possible. There is a safety issue in the standing buildings as they continue to deteriorate and will continue to be more expensive to demolish in the future. People enter buildings; there is a true safety issue. **Walt Motyka** was on the original Master Plan Committee looking at buying the property. There should be an idea of what can be done to satisfy different needs, what can be afforded, and what the true options to make the site continue to work for us are. **Susan Pettigrew** said that everything needs to be completely clear in terms of implications, what it means to the pocketbook, moving forward with various plans. **Wayne Addressi** reiterated that he supports the Selectmen making the decision with community input. **John Schneider**, said that the value of any asset is what a willing buying is willing to pay. Has the \$62 million increased, or decreased, the value of the property? He, and First Selectman Rosenthal, believe it has improved the value. It has been an incremental gain. First Selectman Rosenthal said that people assign their own personal value to the campus and he does not view it all as a sum cost. **Ned Simpson**, asked what is left after demolition, overgrowth, muddy fields or landscaping? First Selectman Rosenthal said that the Community Center was built on the site of Canaan House. Demolition is three feet below grade. Woodbury Hall as demolished and is now the site of the Farmers Market. **Katherine Simpson** asked about the additional expense of removing the below grade foundation should someone want to build. First Selectman Rosenthal agreed that is correct, however he doesn't promote taking buildings down to create future economic development sites. **Wayne Addressi** asked about permitted uses should a developer want to build. First Selectman Rosenthal answered, at this point, anything within reason, such as the brewery or an office building; anything other than housing. There are not many viable options to renovate due to the cost of renovations. Any capital expenditure in excess of \$1.5 million goes to a public vote.

ACCEPTANCE OF THE MINUTES: Selectman Crick Owen moved to accept the minutes of the regular meeting of 11/18/19. Selectman Capeci seconded. All in favor.

COMMUNICATIONS: The ground breaking for the new Police Department will be on November 20 at 11am. The alternate relative to the Ethan Allen driveway is not included due to budget constraints. There an option to use the property coming in from Pecks Lane, depending on money at the end of the project. Relative to the opioid lawsuit, the Town can opt out of the negotiated class created by the bankruptcy of Purdue, by Nov. 21. First Selectman Rosenthal sees no reason to opt out.

FINANCE DIRECTORS REPORT: none.

NEW BUSINESS (cont.)

Discussion and possible action:

- 1. Acceptance of \$34,337.78 grant from the State Dept. of Transportation for the highway safety, drug recognition expert training:** Selectman Crick Owen moved to accept the \$34,337.78 grant from the State Department of Transportation for the highway safety drug recognition training. Selectman Capeci seconded. All in favor.
- 2. Recommendation to Legislative Council to create Community Center Commission:** The Community Center Committee was established in the planning stages of the Community Center. The intent was to formalize to a commission once there was management in place. Selectman Crick Owen moved to recommend the Legislative Council create a Community Center Commission (att.). Selectman Capeci seconded. All in favor.
- 3. Fire Suppression Tank Bond Release, Maranello Drive, "Sunset Ridge" Subdivision:** Selectman Crick Owen moved the fire suppression tank bond release for Maranello Drive, in the amount of \$45,000, to Michael D'Amato based on the recommendation of the Town Engineer. Selectman Capeci seconded. All in favor.
- 4. Road Acceptance, Holmes Farm Road, "Foxview Farm Estates" Subdivision:** Selectman Crick Owen moved to accept Holmes Farm Road into the Newtown Highway System based on the recommendation of the Town Engineer. Selectman Capeci seconded. All in favor.
- 5. Appointments/Reappointments/Vacancies/Openings:** Selectman Crick Owen moved the re-appointment of Frank Caico to the Design Advisory Board for a term to expire Nov. 1, 2021. Selectman Capeci seconded. All in favor.
- 6. Driveway Bond Release/Extension:** Selectman Crick Owen moved the following driveway bonds for release, each for \$1,000: Charter Group Partners, LLC, Meridian Ridge Dr., M2, B9, L1.01; MTM Classic Home Builders, 8 Ridge Valley Rd., M46, B4, L205; MTM Classic Home Builders, 9 Ridge Valley Rd., M46, B4, L211; MTM Classic Home Builders, 10 Ridge Valley Rd., M46, B4, L206; GRC Construction, LLC, 18 Old Hawleyville Rd., M2, B9, L10. Selectman Capeci seconded. All in favor.
- 7. Tax Refunds:** Selectman Crick Owen moved to approve the Nov 18, 2019, 2019/20 Refund #8 in the amount of \$15,549.05. Selectman Capeci seconded. All in favor.

VOTER COMMENTS: none.

ANNOUNCEMENTS: none.

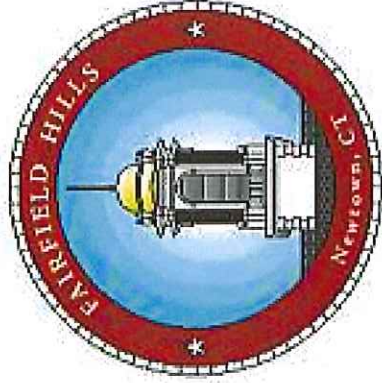
ADJOURNMENT: Having no further business the regular Board of Selectmen meeting adjourned at 9:02p.m.

Attachments: Fairfield Hills Campus – Financials – November 18, 2019; Community Center Commission – Guidelines of Roles & Responsibilities, 10/8/19

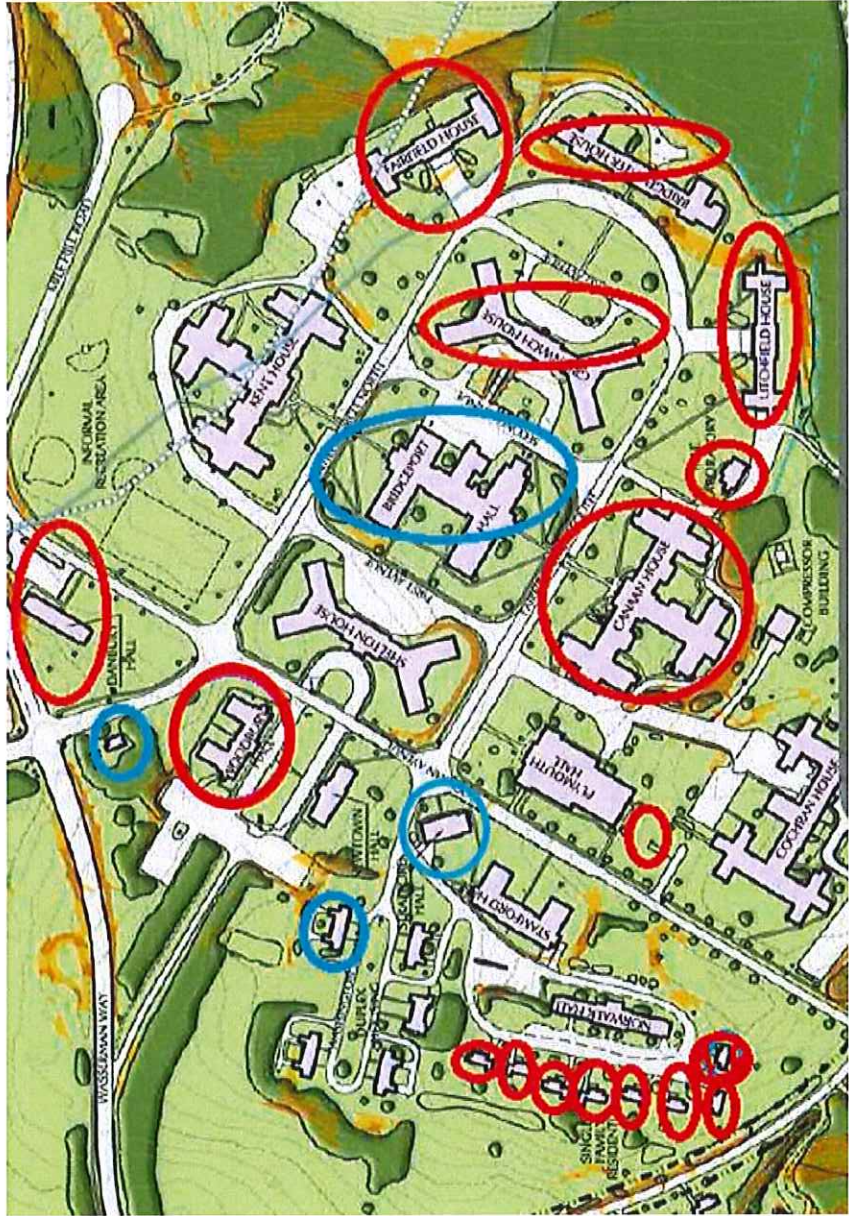
Respectfully submitted,
Sue Marcinek, Clerk

Community Conversation – November 18, 2019

Fairfield Hills Campus -Financials-



Demolition and Renovation -



Demolished Buildings
(circled in **red**)

- Bridgewater House
- Canaan House
- Danbury Hall
- Fairfield House
- Greenwich House
- Litchfield House
- Yale Laboratory
- Eight single family houses
- Greenhouse
- Woodbury Hall

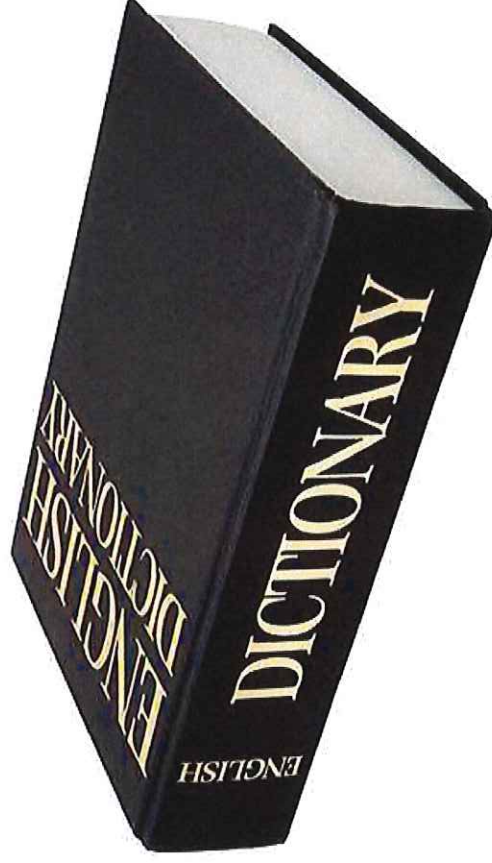
Renovated Buildings
(circled in **blue**)

- Bridgeport Hall – Muni Center
- Duplex #63 – Newtown Parent Connection
- Engineer's House – Center for Support and Wellness
- Stratford Hall – Newsylum (*in progress*)

Fairfield Hills Campus - Financials

This presentation is to provide a high level overview of past, current and potential financial activity for the campus.

Definitions



Bonding:

Governments commonly use bonds in order to borrow money to fund roads, schools and other large capital items. The principal is paid back over a number of years (typically 20 years) and the total paid includes interest.

Example of a Bonding Repayment Schedule

Town of Newtown Bond Amortization Schedule						
Pmt Date	Payments		Principal Balance	Total Payment	Fiscal Year Payment	fy
	Principal	Interest				
February-17	\$ -	\$ 240,000	\$ 15,000,000	\$ 240,000		
August-17	\$ -	\$ 240,000	\$ 15,000,000	\$ 240,000		
January-18	\$ 750,000	\$ 240,000	\$ 14,250,000	\$ 990,000	\$ 1,230,000	2018
August-18	\$ -	\$ 228,000	\$ 14,250,000	\$ 228,000		
February-19	\$ 750,000	\$ 228,000	\$ 13,500,000	\$ 978,000	\$ 1,206,000	2019
August-19	\$ -	\$ 216,000	\$ 13,500,000	\$ 216,000		
February-20	\$ 750,000	\$ 216,000	\$ 12,750,000	\$ 966,000	\$ 1,182,000	2020
August-20	\$ -	\$ 204,000	\$ 12,750,000	\$ 204,000		
February-21	\$ 750,000	\$ 204,000	\$ 12,000,000	\$ 954,000	\$ 1,158,000	2021
August-21	\$ -	\$ 192,000	\$ 12,000,000	\$ 192,000		
February-22	\$ 750,000	\$ 192,000	\$ 11,250,000	\$ 942,000	\$ 1,134,000	2022

February-35	\$ 750,000	\$ 36,000	\$ 1,500,000	\$ 786,000	\$ 822,000	2035
August-35	\$ -	\$ 24,000	\$ 1,500,000	\$ 24,000		
February-36	\$ 750,000	\$ 24,000	\$ 750,000	\$ 774,000	\$ 798,000	2036
August-36	\$ -	\$ 12,000	\$ 750,000	\$ 12,000		
February-37	\$ 750,000	\$ 12,000	\$ -	\$ 762,000	\$ 774,000	2037
	\$ 15,000,000	\$ 5,040,000	\$ -	\$ 20,040,000	\$ 20,040,000	

Operating budget:

- Town departments are allocated appropriations which are funded from property taxes and other revenues to finance the operating activities of the department (salaries, etc.)
- Operating budgets from Fairfield Hills, Parks & Recreation and Public Works contribute to the upkeep of the campus.

Grants:

- Money that may be received from an outside funding source through an application process. The funds do not need to be repaid and must be used for a designated purpose.

Special Revenue:

- Income from Common Area Maintenance payments from campus tenants that are not town departments for the use of their building and parcel.

Tax:

- Tax income may be in the form of real estate and/or personal property taxes.

Spending by Funding Source



Fairfield Hills Bonding

Fairfield Hills Bonding 2000 - 2011

Purchase of Property	3,900,000
Auction of Mile Hill South houses	1,525,000
<i>Net Purchase Price:</i>	<u>2,375,000</u>

Note:

- Sale of Mile Hill South houses offset the purchase cost.
- The Town received from the State in kind of 100,000 gallons of sewer capacity estimated at \$1,000,000 value.

<u>Bond Issue Date</u>	<u>Bond Amount</u>	<u>Description</u>
6/15/2002 - 11/15/2007	3,900,000	Purchase of Property (Include Mile Hill South homes and sewer capacity)
	200,000	Environmental Insurance
	235,000	Pootatuck Aquifer Protection
	128,000	State of CT DEP
	132,000	Bonding & Legal Fees
	3,530,000	Soil Remediation
	325,000	Mothballing
	11,000,000	New Municipal Building
	<u>19,450,000</u>	
2/1/2009	<u>290,000</u>	New Baseball Field with Field Lights
2/15/2010	<u>3,400,000</u>	Parking Lot and Greenwich Hall Demolition
2/1/2009	710,000	Litchfield Hall Remediation and Demolition
2/15/2011	425,000	
	<u>1,135,000</u>	

Fairfield Hills Bonding

Fairfield Hills Bonding 2012 - 2018

Bond Issue Date	Bond Amount	Description
3/15/2014	200,000	Danbury Hall Demolition
3/15/2015	150,000	
	<u>350,000</u>	
3/15/2015	3,515,000	Fairfield Hills Remediation and Demolition
3/15/2017	600,000	<i>Includes:</i>
2/15/2018	735,000	• Greenhouse Demolition
2/15/2019	150,000	• Removal of Shelton Hall Cupolas
	<u>5,000,000</u>	• Tunnel (closed off)
		• Duplex 63 Remediation
		• Canaan House Demolition
		• Canaan Basement Removal
		• Woodbury Hall Demolition
		• Shelton Hall Paint Remediation
		• Stratford Hall Roof Remediation and Replacement
3/15/2015	<u>300,000</u>	Walking Trail
2/15/2018	2,500,000	Newtown Community Center
	<u>2,500,000</u>	
	<u>5,000,000</u>	
2/15/2018	<u>3,000,000</u>	Newtown Senior Center

Total Fairfield Hills Bonding for 2000 – 2018: \$37,925,000

(\$29,925,000 without Community Center & Senior Center)

Example of Projects Paid for with Bonding – 2015-2019

Project	Cost
Greenhouse demolition	18,000
Single Family Houses demolition	260,000
Shelton Cupola removal	30,000
Tunnels	70,000
Duplex 63 renovation	230,000
Canaan House demolition	3,183,000
Canaan House basement removal	370,000
Woodbury Hall demolition	700,000
Shelton Hall paint remediation	19,000
Stratford Hall roof remediation and replacement	120,000

Total: \$5,000,000



Fairfield Hills Related Grants



Funding Sources:

DECD – CT Department of Economic and Community Development

DSS – Department of Social Services

EDA – Economic Development Administration (Can require a 50% match)

EPA – Environmental Protection Agency (Can require a 20% match, may be in-kind)

NVCOG – Naugatuck Valley Council of Governments (Can require a 10% match, may be in-kind)

STEAP – Small Town Economic Assistance Program



Grants

Year	Source	Grant	Awarded	Details
2005	STEAP	Fairfield Hills Utilities Infrastructure	\$275,000	Design and upgrade of various utilities/utility loop
2007	STEAP	Fairfield Hills Tunnel Work	\$125,000	Removal of tunnels
2008	EPA/NVCOG	Hazardous Materials Cleanup	\$200,000	Asbestos removal at Stratford Hall and Duplexes #58 and #59
2008	STEAP	Fairfield Hills Streetscape	\$300,000	Campus sidewalks and lighting (muni center)
2008	DSS	Building renovation	\$500,000	Renovation of Duplex #63 for Newtown Parent Connection
2010	EPA/NVCOG	Hazardous Materials Cleanup	\$100,000	Asbestos removal at Duplexes #60, #61 and #63
2011	STEAP	Fairfield Hills Streetscape/Infrastructure	\$400,000	Campus lighting and hardscape, surveys.
2012	EPA	Brownfield Cleanup, Danbury Hall & Single Family Houses	\$200,000	Remove hazardous materials from Danbury Hall in preparation for building demolition
2014	DECD	Municipal Brownfields Assessment	\$200,000	Assessment of various campus buildings for estimates to remediate and demolish structures.
2015	OPM	STEAP FH streetscape	\$500,000	Improve safety and aesthetics of Fairfield Hills. Connect Parent Connection building to campus via sidewalks. Install sidewalks, bench, plantings, lighting and fence by soccer field.
2019	DECD	Formerly owned state properties	\$30,597	Remainder of Stratford Hall remediation for brew pub
2019	EDA	EDA FH sewer upgrade	\$914,981	Sewer design and upgrade necessary to support activities on campus.

Total: \$3,745,578

Operational Budgets



<u>Fiscal Years</u>	<u>Annual Costs</u>
2005-06	550,000
2006-07	598,500
2007-08	498,500
2008-09	515,240
*2009-10	415,000
2010-11	385,000
2011-12	156,786
2012-13	165,085
2013-14	170,191
2014-15	175,454
2015-16	180,881
2016-17	186,475
2017-18	192,242
2018-19	202,188
2019-20	208,317
Total	4,599,859

*Fiscal Year 2009 – 2010

DeMarco Management	74,954
Prestige Landscape	101,550
Security	89,895
	<u>266,399</u>

Examples of Ongoing Expenses

- Snow plowing
- Snow shoveling
- Streetscape weeding, mulching, pruning
- Grass cutting
- Weeding, mulching, pruning outside of streetscape
- Street and sewer maintenance

Note: Above tasks are distributed among Fairfield Hills, Parks & Rec and Public Works budgets.



Fairfield Hills Special Revenue Fund Balances

TOWN OF NEWTOWN FAIRFIELD HILLS AUTHORITY SPECIAL REVENUE FUND FINANCIALS FOR THE FISCAL YEARS 2008-09 TO 2018-19												
	<u>2018-19 *</u>	<u>2017-18</u>	<u>2016-17</u>	<u>2015-16</u>	<u>2014-15</u>	<u>2013-14</u>	<u>2012-13</u>	<u>2011-12</u>	<u>2010-11</u>	<u>2009-10</u>	<u>2008-09</u>	
Beginning Fund Balance	92,122	145,170	170,218	216,443	177,426	170,695	155,597	128,837	97,577	68,938	-	
Revenues:												
Charges for services	38,428	43,684	15,596	23,870	74,646	26,250	35,000	35,260	38,510	41,004	68,938	
Other	400	8,199	1,349	-	-	-	-	-	-	-	-	
Expenditures:												
General government	58,994	104,931	41,993	70,095	35,629	19,519	19,902	8,500	7,250	12,365	-	
Ending Fund Balance	<u>71,956</u>	<u>92,122</u>	<u>145,170</u>	<u>170,218</u>	<u>216,443</u>	<u>177,426</u>	<u>170,695</u>	<u>155,597</u>	<u>128,837</u>	<u>97,577</u>	<u>68,938</u>	
* draft financials												



Fairfield Hills Special Revenue - Expenses

Examples of Seasonal & Maintenance Activities:

Activity	Amount
Environmental consultant (July 2018 to June 2019)	2,835
Sidewalk Snow Removal (Fall 2018 to Spring 2019)	2,070
Streetscape Maintenance (Spring to Fall 2019)	5,670
Tree work maintenance (2017)	1,000
Campus Directional Signage (2019 sign updates)	1,800
Other Maintenance (sidewalks, electrical, etc)	1,727



Examples of One-time Expenses:

Expense	Amount
Electrical installation for Plymouth Hall sub pump	10,000
Campus Lights	45,142
Stratford Hall flat roof replacement	22,050
Community Center outdoor access bathrooms	18,025

Revenue



Fairfield Hills Special Revenue Income

Common Area Maintenance Charges:

Tenant	Charge/Payment
Newtown Volunteer Ambulance	\$6,070
Newtown Youth Academy	\$19,375
Parent Connection	\$1,905
Stratford Hall	(Included in rental charge.)



Lease/Rent Payment Receipts:

Tenant	Terms
Newtown Volunteer Ambulance	\$99 (\$1/year for 99 years)
Newtown Youth Academy	Annual Lease Payment \$27,500 which nets to \$0 after Parks & Rec Usage commitment.
Parent Connection	\$10 (\$1/year for 10 years)
Newsylum	Years 1 – 5: \$200 / month Years 6 – 10: \$500 / month Years 11 – 20: \$830 / month

Tax Revenue

Taxes Paid by Campus Tenants

Newtown Youth Academy

Real Estate Tax:	\$37,917
Personal Property Tax:	\$1,565
	<u>\$39,482</u>

Note: Above taken from 2018 taxes.

NewSylum Brewery

Estimated Personal Property Tax: **\$3,651/year**

Calculation:

estimated value: \$150,000
70% of value: \$105,000
Mill Rate .03477: **\$ 3,651/year**

Note: Stratford Hall remains owned by the Town of Newtown so real estate taxes do not apply.

Project Examples



Stratford Hall

Investments	
Entity	Amount
NewSylum (estimated tenant spending)	825,798
Town	155,000
State DECD	30,597
Total Contributions:	1,011,395



Annual Payments from Tenant	
Payment	Amount
Personal Property (estimated)	3,651
Lease Payments	
Years 1 - 5:	2,400
Years 6 - 10:	6,000
Years 11 - 20:	9,960
Initial Total Annual:	6,051

Stratford Hall

Estimated Total Tenant Expenses (20 years)	
<u>Payment</u>	<u>Amount</u>
Newsylum Estimated Investment	825,798
Total Lease Revenue	141,600
Newsylum Estimated Personal Property Tax	73,020
	<u>1,040,418</u>

Estimated Town Investment	
<u>Entity</u>	<u>Amount</u>
Town	155,000

Total Tenant Investment:	1,040,418
Total Town Investment:	155,000
	<u>885,418</u>

Lease may be extended past 20 years.

From Liability to Asset

<u>Estimated Demolition Cost</u>	<u>Asset Value after Restoration</u>
-\$300,000	\$1,040,418*

*Value includes cash flow over 20 years



Newtown Youth Academy

Annual Payments from Tenant	Amount
Real Estate Tax	37,917
Personal Property	1,565
Common Area Maintenance Fees	19,375
<i>Total Annual:</i>	58,857



Future Expenses



Securing Empty Buildings - Estimates

Signage for buildings	\$ 5,000
Company to secure open windows and doors:	\$ 25,000
Fencing (6600 linear feet):	<u>\$103,000</u>
Total	\$133,000



Other Potential Future Expenses

- Licensed Environmental Professional Services
- Safety tree work/stump grinding
- Beautification -Streetscape/campus maintenance
- Infrastructure – light fixtures
- Building remediation and demo
- Sewers – EDA grant & match
- Utilities improvements
- Utility vaults remediation and demo



CIP

Most recently adopted version
of the CIP.

1/9/2019

TOWN OF NEWTOWN									
LEGISLATIVE COUNCIL ADOPTED CIP - (2019 - 2020 TO 2023 - 2024)									
RANK	2019 - 2020 (YEAR ONE)				Proposed Funding				
	BOARD OF SELECTMEN	Dept.	Amount Requested		Bonding	Grants	General Fund	Other	
	Capital Road Program	PW	3,000,000		1,000,000		2,000,000		
	Bridge Replacement Program	PW	400,000		400,000				
	New Police Facility	POLICE	6,800,000						
	Replacement of Fire Apparatus	FIRE	575,000		575,000				
	Town Match - Grants (contingency)	ECON DEV	100,000					100,000	
	Fairfield Hills Pickle Ball Courts	P & R	290,000						
	Tilson Artificial Turf Replacement	P & R	500,000		265,000	25,000			500,000
	BOARD OF EDUCATION								
	Hawley Elementary - Boiler & Lighting Replacement	BOE	783,200		744,239			38,961	
	High School - Main Boiler Replacements/LED lighting	BOE	2,702,000		2,238,565			463,435	
	TOTALS	>>>>>>>>	15,150,200		12,022,804	25,000	2,000,000	1,102,396	
RANK	2020 - 2021 (YEAR TWO)				Proposed Funding				
	BOARD OF SELECTMEN	Dept.	Amount Requested		Bonding	Grants	General Fund	Other	
	Capital Road Program	PW	3,000,000		750,000		2,250,000		
	Bridge Replacement Program	PW	400,000		400,000				
	New Police Facility	POLICE	4,000,000		4,000,000				
	Emergency Radio System Upgrades	ECC	4,300,000		4,300,000				
	Sandy Hook Permanent Memorial	SH MEM	2,000,000		2,000,000				
	Town Match - Grants (contingency)	ECON DEV	100,000					100,000	
	Edmond Town Hall Exterior Renovations	ETH	288,000		268,000				
	BOARD OF EDUCATION								
	Hawley - Ventilation and HVAC Renovations	BOE	5,002,267		5,002,267				
	TOTALS	>>>>>>>>	19,070,267		16,720,267	-	2,250,000	100,000	
RANK	2021 - 2022 (YEAR THREE)				Proposed Funding				
	BOARD OF SELECTMEN	Dept.	Amount Requested		Bonding	Grants	General Fund	Other	
	Capital Road Program	PW	3,000,000		500,000		2,500,000		
	Bridge Replacement Program	PW	-		-				
	Emergency Radio System Upgrades	ECC	2,500,000		2,500,000				
	Sandy Hook Permanent Memorial	SH MEM	2,000,000		2,000,000				
	Town Match - Grants (contingency)	ECON DEV	100,000					100,000	
	Clean Up of 7 & 28A Glen Road	ECON DEV	200,000		200,000				
	Library Renovations / replacements / upgrades	LIB	700,000		700,000				
	BOARD OF EDUCATION								
	High School - Replace/Restore Stadium Turf Field	BOE	1,123,600		1,123,600				
	Middle School - Improvements	BOE	3,278,898		3,278,898				
	TOTALS	>>>>>>>>	12,902,498		10,302,498	-	2,500,000	100,000	

CIP

64,582,665	50,055,269	25,000	12,500,000	2,002,396
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**Estimated Abatement and Demo Costs
(OR renovation – Duplex only)**



Summary of Building Abatement and Demo Costs

	Shelton House	Kent House	Stamford Hall	Newtown Hall	Norwalk Hall	Plymouth Hall	Cochran House	*Remediation ONLY of Duplexes (4)	*Removal and replacement of asbestos roof - Municipal Center
Asbestos Abatement Estimate	\$914,154	\$2,417,293	\$500,884	\$419,409	\$907,184	\$380,159	\$2,031,877		
Miscellaneous Estimate	\$132,500	\$220,320	\$77,950	\$72,115	\$28,542	\$97,325	\$235,965		
PCB abatement estimate						\$50,750			
Demolition Estimate	\$628,200	\$1,044,800	\$376,400	\$267,800	\$523,038	\$423,200	\$1,044,800		
Contingency (5%)	\$83,743	\$183,621	\$47,762	\$37,966	\$41,236	\$47,572	\$331,264		
Environmental Monitoring & specs	\$49,708	\$124,865	\$28,044	\$23,970		\$23,008	\$105,594		
Roof/LBP/window abate replace								\$817,272	\$1,000,000
2014 TOTAL ESTIMATE	\$1,808,305	\$3,980,899	\$1,031,040	\$821,260	\$1,500,000	\$1,022,014	\$3,749,500	\$817,272	\$1,000,000
Estimated 7% demo increase	\$117,240	\$257,069	\$66,866	\$53,153	\$102,113	\$66,600	\$231,885	\$0	\$0
Estimated 10% monitoring increase	\$4,971	\$12,487	\$2,804	\$2,397	\$0	\$2,301	\$10,559	\$0	\$0
Estimated 10% Duplex increase								\$81,727.20	
Demo Contingency (5%)	\$89,605	\$196,474	\$51,105	\$40,624	\$78,044	\$50,902	\$177,226	\$0	\$0
UPDATED TOTAL ESTIMATE	\$1,936,377	\$4,263,308	\$1,104,054	\$879,468	\$1,638,921	\$1,043,495	\$3,837,907	\$898,999	\$1,000,000

2014 Estimated Grand Total: \$15,730,290

Estimated Current Grand Total: \$16,602,528

Since 2014:

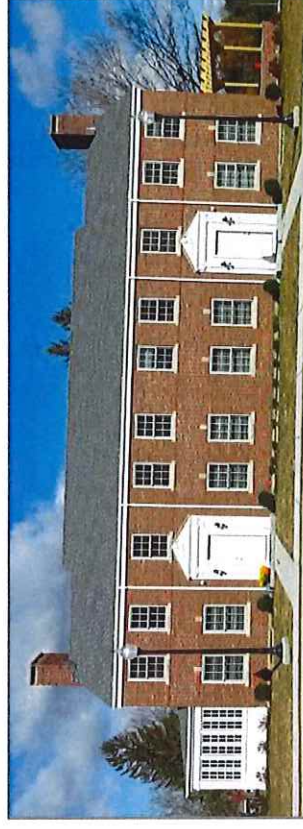
- Demo costs have an estimated increase of 7%
- Environmental monitoring has an estimated increase of 10%

* Estimates only specific abatement of buildings

- Municipal Center – roof
- Duplex – selective demo of hazardous materials

Duplex Renovation Cost Estimate

Activity	Duplex 63 Actual Amount	Amount per Duplex Estimated Based on Increased Costs
Renovation	502,000	537,140
Abatement and selective demo - interior	122,000	134,200
Roof abatement and gutter removal	19,000	20,900
Roof replacement	26,000	28,600
Gutter / Soffit replacement	27,000	28,890
Environmental oversight and testing	6,000	6,600
Architect and project management (12%)	0	104,004
	702,000	860,334
Site related activities:		
Sitework (sidewalks, paving, plantings)	78,000	83,460
Electrical (streetlamp hook up)	9,000	9,630
Streetlamps 5 ea. X \$3,000 ea.	15,000	16,050
	102,000	109,140
Total Project Costs / Duplex:	804,000	969,474



*Current estimates

Cochran House

Asbestos Abatement Estimate	\$2,174,108
Miscellaneous Estimate	\$252,483
PCB abatement estimate	
Demolition Estimate	\$1,117,936
Contingency (5%)	\$177,226
Abatement Monitoring & specs	\$116,153
Roof/LBP/window abate replace	
*TOTAL ESTIMATE	\$3,837,907



Kent House

Asbestos Abatement Estimate	\$2,586,504
Miscellaneous Estimate	\$225,042
PCB abatement estimate	
Demolition Estimate	\$1,117,936
Contingency (5%)	\$196,474
Abatement Monitoring & specs	\$137,352
Roof/LBP/window abate replace	
*TOTAL ESTIMATE	\$4,263,308



*Current estimates

Municipal Center (former Bridgeport Hall)

Asbestos Abatement Estimate	
Miscellaneous Estimate	
PCB abatement estimate	
Demolition Estimate	
Contingency (5%)	
Abatement Monitoring & specs	
Roof/LBP/window abate replace	\$1,000,000
*TOTAL ESTIMATE	\$1,000,000



Newtown Hall

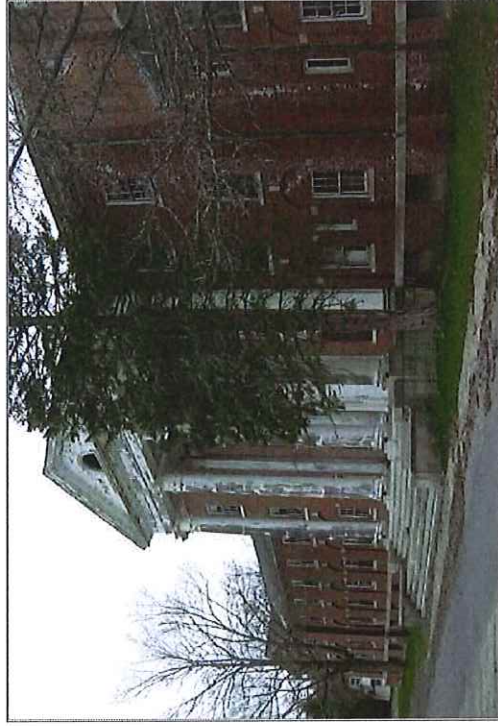
Asbestos Abatement Estimate	\$448,768
Miscellaneous Estimate	\$77,163
PCB abatement estimate	
Demolition Estimate	\$286,546
Contingency (5%)	\$40,624
Abatement Monitoring & specs	\$26,367
Roof/LBP/window abate replace	
*TOTAL ESTIMATE	\$879,468



*Current estimates

Norwalk Hall

Asbestos Abatement Estimate	\$970,687
Miscellaneous Estimate	\$30,540
PCB abatement estimate	
Demolition Estimate	\$559,651
Contingency (5%)	\$78,044
Abatement Monitoring & specs	
Roof/LBP/window abate replace	
*TOTAL ESTIMATE	\$1,638,921



Plymouth Hall

Asbestos Abatement Estimate	\$406,770
Miscellaneous Estimate	\$104,138
PCB abatement estimate	\$54,303
Demolition Estimate	\$452,824
Contingency (5%)	\$50,902
Abatement Monitoring & specs	\$25,309
Roof/LBP/window abate replace	
*TOTAL ESTIMATE	\$1,094,245



*Current estimates

Shelton House

Asbestos Abatement Estimate	\$978,145
Miscellaneous Estimate	\$141,775
PCB abatement estimate	
Demolition Estimate	\$672,174
Contingency (5%)	\$89,605
Abatement Monitoring & specs	\$54,679
Roof/LBP/window abate replace	
*TOTAL ESTIMATE	\$1,936,377

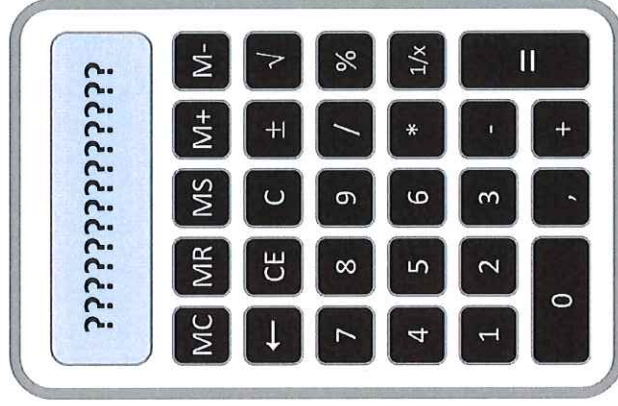


Stamford Hall

Asbestos Abatement Estimate	\$500,884
Miscellaneous Estimate	\$77,950
PCB abatement estimate	n/a
Demolition Estimate	\$376,400
Contingency (5%)	\$47,762
Abatement Monitoring & specs	\$28,044
Roof/LBP/window abate replace	n/a
*TOTAL ESTIMATE	\$1,031,040



Summary



Summary of Financials - spending

Past Spending: 2005 – 2019

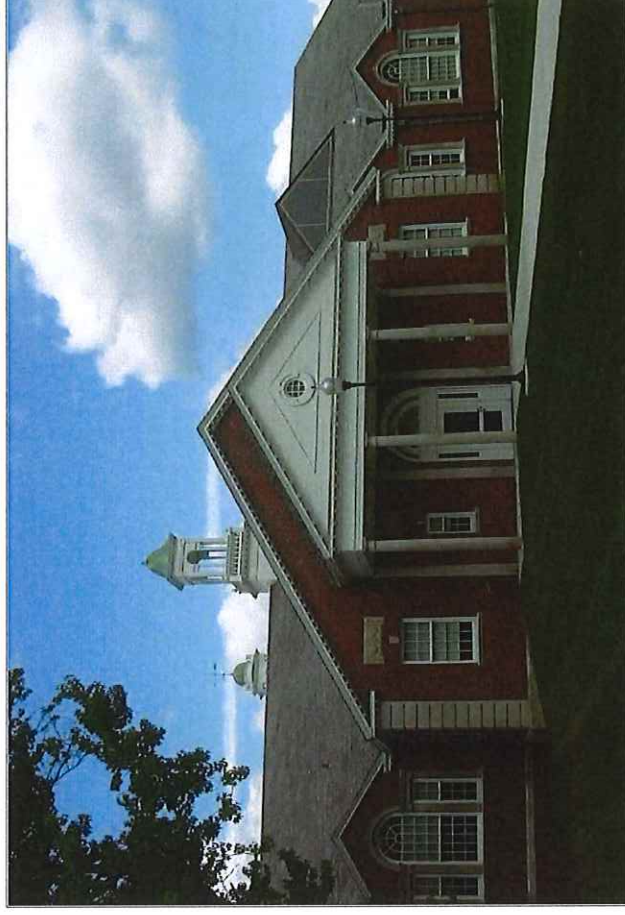
\$43,468,294

Anticipated Future Spending: 2019 – 2054

\$21,248,868

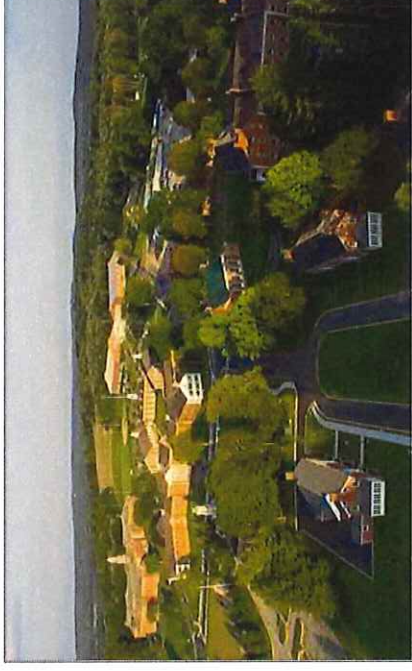
Anticipated Total Spending: 2005 – 2054

\$64,717,162



Summary of Financials – 35 years

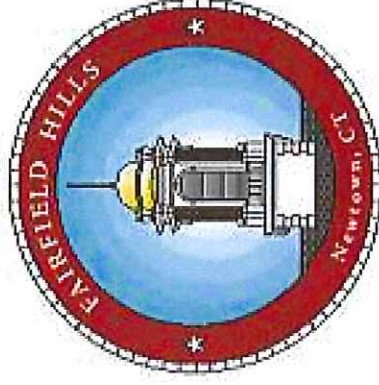
Estimated Total Revenue: (CAM, Lease and Tax)	\$ 2,171,809
Estimated Total Campus Costs:	\$64,717,162



Revenue sources not enough to offset campus costs.

The current plan is for there to be approximately four sessions:

- September 23, 2019 – History
- **November 18, 2019 – Financials**
- January 2020 – Campus Options
- February 2020 – Mixed Use Discussions



Community Center Commission – Guidelines of Roles & Responsibilities

Adopted by NCC 10/8/19

Rules, Regulations & Rental Policies: Annually review and approve membership usage rules/guidelines and rental policies. Work with Director and their staff to maintain up-to-date language. [Note: First year to 18 months, may need to be done more often].

Set & Approve Membership and Rental Fees: Annually review and approve membership and rental fees. Includes all levels and/or tiers (e.g., non-profit). [Note: First year to 18 months, may need to be done more often].

Develop Annual Operating Budget: Review budget as prepared by department heads and Center director, recommend changes and approve proposed budget. Includes consideration of contractual services, maintenance, capital projects and staff positions. Town's Finance Department input/collaboration will be included to ensure facility is meeting town operating guidelines while also fulfilling GE grant requirements until such time as that fulfillment need ends. [Note: First year to 18 months, may need to be done more often].

Programming: Work with Center staff to create and implement a variety of aquatics and dry space programming that attracts new users/members while retaining existing.

Long-Term Planning: Annually (or as needed) review long term capital and/or strategic plan. Ensure all members and non-members' needs are being met as best as possible within operating capabilities while striving to achieve or exceed goal of revenue-neutral operating budget.

Marketing: Work with Center director and staff to outline and review proposed marketing plan and materials to ensure consistency and clarity in message.

Collaborate with Friends of Newtown Community Center non-profit arm of Center to outline annual fundraising goals (e.g., scholarships, capital improvements, programming).

Participation on other Boards/Commissions: Offer representation of the Center to other town boards/councils/committees/businesses to ensure collaboration as best as possible.

Volunteer to create as well as help at Center events throughout the year as much as possible.

- Assist Center director and staff to resolve any operational issues when appropriate.

3 PRIMROSE STREET
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TOWN OF NEWTOWN

Newtown Community Center Committee

Mission Statement

August 21, 2018 the Newtown Community Center Committee adopted the following Mission Statement:

The Newtown Community Center is a multi-generational hub that enhances our community by promoting social interaction, health and wellness, creative opportunities and personal growth.

If you plan to attend this meeting and require assisted hearing devices, please contact the Office of the First Selectman at 270-4201 at least 48 hours prior to the meeting