



MINUTES

August 21, 2018

Meeting Room 3 - 7:00pm

**Present:**

Wes Thompson, Cramer Owen, Matthew Mihalcik, Al Roznicki, Bob Rau, Nick Roussas, Steve Gogliettino  
Christal Preszler – Deputy Director Economic and Community Development, Kim Chiappetta – Economic  
and Community Development & Fairfield Hills Coordinator (clerk)

**Public Participation:**

None

**Absent:** Amy Dent, Dana Trado, Scott Orlando

The meeting was called to order at 7:01 p.m.

Matt Mihalcik made a motion to accept the minutes from July 17, 2018. Cramer Owen seconded.  
Motion passed with all in favor.

**Economic and Community Development – Staff Updates:**

**Business Incentive Program modifications:**

Christal Preszler informed members that the Business Incentive Program (BIP) had been drafted with a modification that was discussed in the last meeting. (*See attached.*) This modification is to provide clarification of when an approved business incentive will begin. She also reviewed with the group an example with the group that provided a visual calendar and a sample date. Wes Thompson added that the Tax Department experienced difficulties in prorating a partial invoice for incentives that had a mid-billing period start date and that this change will resolve this issue.

Matt Mihalcik motioned to accept the modification to the Business Incentive Program as proposed.  
Cramer Owen seconded. Motion passed with all in favor.

**Chairman's and Vice Chairman's Reports:**

**Activities:**

Wes began by informing members of EDC related activities:

- Wes and Cramer have been working with Christal regarding the Fairfield Hills properties from an economic development perspective.



- Christal has been arranging meetings for First Selectman Dan Rosenthal and the EDC to tour larger businesses in town to open communications between local business and town government. The latest tour was at Curtis Packaging which creates custom packaging for many high-end products.
- Some members also attended a ribbon cutting and ground breaking both on Church Hill Rd. Wes further elaborated on the ground breaking for the new assisted living facility where he and Cramer were able to meet with the construction company who specializes in assisted living facilities and has projects all around the country. Cramer added that they also had the opportunity to meet the facility operator who manages assisted living facilities around the country.
- Wes and Cramer also attended a CERC meeting that was focused on a development challenge for another city that took a period of 2 years. The biggest challenge for this town's development was state related activities such as traffic lights, so the EDC must keep these tasks in mind for new developments in Newtown. Wes and Cramer also had the opportunity to speak with the President of Commercial Sales for a well-known developer. In the past, this developer was focused on only larger properties but is now interested in smaller properties, so this is a valuable contact.
- Wes attended another workshop for AARP Livable Communities in Newtown, which Bob Rau had also participated in past workshops. Information collected from past workshops was finalized and one of the top needs was a contact list for seniors. Wes clarified that these workshops are not only specific to seniors; they are to encourage a livable community for all ages.

**Discussion – Deep Brook West zoning:**

Wes reminded members that the Deep Brook West property is nearing the final stage. In past meetings he reviewed various infrastructure related topics so that the group can apply this knowledge to the Deep Brook West property. One area that requires thought at this time is how the utilities will be brought onto the property. Another area to be considered now is an appropriate price and way in which to sell the property. Wes informed members that he will be meeting with a commercial realtor for assistance with determining an appropriate asking price for the property. He then distributed "Article V Industrial Zones – Section 6-Industrial Zone M-5" from the town's zoning regulations which applies to the Deep Brook West property. He asked members to review this document prior to the next meeting.

The group then discussed areas that require consideration in marketing and selling the



property. In the end of the conversation, Wes explained to members the importance of having answers to these considerations so they are prepared when approached by an interested party. The objective for the EDC is to ensure the property is sold with the purpose of generating as much tax revenue as allowed by the zoning. The group then discussed the possible options for selling the property, if the Hubbard property has an easement across the Deep Brook West property, and if there is an opportunity to update the zoning.

**New Business Cover Letter:**

Wes distributed a new business welcome letter drafted by Steve Gogliettino that will be used as a cover page for a new business packet.

**Commercial Brokers meeting:**

Christal asked members if there is interest in hosting the Fairfield County Commercial Broker meeting in April 2019, and that this would require participation from EDC members. These meetings have a small luncheon and a key speaker. She added that these commercial brokers want to hear from different groups. The group agreed that hosting this meeting would be beneficial and plan for the event in the next EDC meeting.

**Covered Bridge:**

Vice Chairman, Cramer Owen, informed the group that the Covered Bridge models will be opening in a few weeks and units will be available or rent later this fall.

**Member Comments and General Discussion:**

Members then discussed various developments on Church Hill Rd and South Main St. The group also discussed the approval of the Police department location and construction.

**Adjournment:**

The meeting was adjourned by Matt Mihalcik at 8:02 pm and was seconded by Nick Roussas.

*Respectfully Submitted,                      Kimberly Chiappetta, Clerk*

Proposed change:

2. Agreements to fix the assessment of real property will be based on the estimated cost of improvements and the resulting increase in assessment of the property after improvements. In the event that completion of physical improvements and/or construction and costs thereof are less than those considered in negotiations, the Agreement will be appropriately adjusted.

- a. The Business Incentive Agreement shall be in effect as long as the property use remains as authorized in the agreement.
- b. ***The Business Incentive shall be effective from the first Grand List subsequent to the date a full Certificate of Occupancy for the construction of the project is issued.***
- c. The Town Assessor shall have the sole responsibility of determining the value of the assessment which is the subject of the Agreement.
- d. The Agreement shall be filed in the land records and a copy filed in the office of the Assessor.
- e. **Exception:** The Agreement is no longer valid upon the sale or transfer of the property. An exception would be allowed in a condominium project where the first buyer of an individual condominium property shall be granted the tax abatement. The tax abatement would begin when the entire project receives the final C/O and terminate at the original abatement agreement end date. Also, a new agreement may be negotiated with a new applicant.

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