

ECONOMIC DEVELOPMENT

Att A Tom 1

Economic development is often defined as structures, activities, businesses that pay more in taxes than the costs of municipal and school services they demand

The question before us is, "Does the presence of Commercial, Industrial, or Business Property in a Town lower the tax burden for citizens?"

The 1989 study done by the Vermont League of Cities and Towns and the Ridgefield, CT, longitudinal study completed in 1978 and repeated in 1995 provide helpful information about the impact of economic development on a town. The graphs on the next page illustrate their findings

The Ridgefield, CT Study: As a result of the 1978 study, Ridgefield decided to actively seek to attract businesses to Town in order to broaden the tax base. They knew from their study that commercial property pays more in taxes than it requires in services. Thus, commercial property would contribute excess tax dollars to fund Town government and schools.

But in 1995 it became obvious that in spite of new businesses coming into town, taxes had continued to rise steadily. To determine why, the 1978 study was repeated and completed in 1995. Several of the most obvious reasons for tax increases were:

1. The increase in population- some of the newly created jobs were filled by persons who chose to move into Ridgefield.
2. The second reason was the need to expand the number of multi-family housing units to house some of the new workers moving into town and
3. Multi-family units and single-family homes of the new residents caused a significant increase in school enrollment (Multi-family units sometimes housed fewer students than single-family homes)

Does this information apply to Connecticut? The 1999-2000 report of the Connecticut Policy and Economic Council (Hartford) shows similar results. The following chart shows Hartford and other large towns with significant business property, but also high mil rates.

**BUSINESS PROPERTY VALUES as PERCENT OF GRAND LIST
COMPARED TO EQUALIZED MIL RATE
RANKING OF LARGE CITIES-over 100,000**

	Business Property as% of Grand List	Equalized Mil Rate	Mil Rate Rank In State
	Rank In State		
HARTFORD	66% 1 st	33.76	1 st
NEW HAVEN	49.2% 2 nd	31.46	4 th
WATERBURY	46% 3 rd	29.07	5 th
BRIDGEPORT	40.9% 4 th	33.73	2 nd
STAMFORD	37.7% 16 th	15.61	121 st
NEW BRITAIN	30.8% 5 th	33.71	3 rd

(CT Policy and Economic Council 1999-2000)

"Newtown could pave over Fairfield Hills and fill the landscape with office buildings and parking lots and still earn itself less than a mil in revenue. People flocking to town to populate those new office buildings would... want houses nearby, spurring residential growth even more,... making our next revaluation an even bigger bombshell." THE BEE 3/28/03

"Rosenthal said the town would need the equivalent of eight Sand Hill Plazas to lower taxes by a single mil." NEWS-TIMES 3/28/03

Does this information apply to the Newtown area? Study the chart that follow. (file: book2)

**BUSINESS PROPERTY as PERCENT OF GRAND LIST
COMPARED to EQUALIZED MIL RATE IN NEARBY TOWNS
(Connecticut Policy and Economic Council 1999-2000)**

	BUSINESS PROPERTY AS % OF GRAND LIST	EQUALIZED MIL RATE	# OF MULTI- FAMILY UNITS (5 Or More)
DANBURY	37.4 %	16.32	6,858
TRUMBULL	24.6 %	16.25	not given
BETHEL	24.2 %	18.56	583
BROOKFIELD	20.3 %	15.09	409
NEWTOWN	13.4 %	16.55	163
MONROE	12.4 %	17.2	240 (P&Z Plan of Development p. 37)

How much do local businesses actually pay in taxes? The assessor's office recently listed the top ten taxpayers in Newtown. Three of these offer insight into the tax revenue situation.

Company	Rank	Assessed Value-2003	Taxes paid in 2002
Sand Hill Plaza	#2	\$ 14,481,780	\$ 340,273
Barnabas Realty	#4	12,351,350	289,021
Newtown Shopping Village (Blg-Y)	#6	7,665,440	179,370

IS NEWTOWN PREPARED TO PROFIT FROM ECONOMIC DEVELOPMENT?

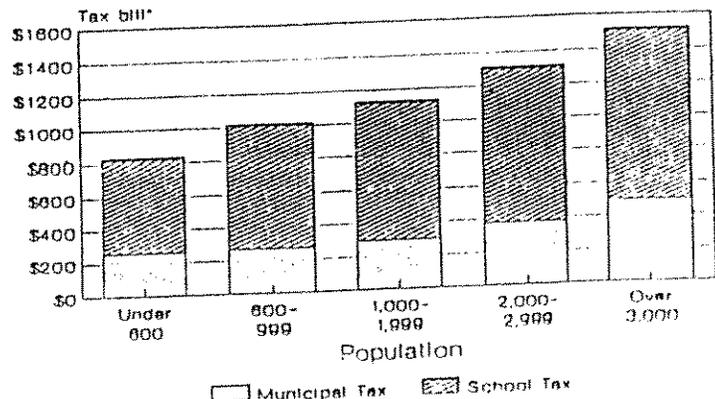
A **YES** answer means your community will receive more income from economic development than it will need to pay out in services.

1. Do you have a reservoir of unemployed workers? (HMA reports 2.4% 10/31/02)
2. Do you have appropriate housing available for type of workers anticipated?
3. Can the existing highways carry additional traffic?
4. Are their empty seats in the school classrooms to absorb more students?
5. Are municipal services adequately housed, equipped and staffed to accommodate more people?

(CT State Statues: Vol. 2 Sections 7 & 8)

file: Eco Dev - book2

2. Population and Residential Tax Bills



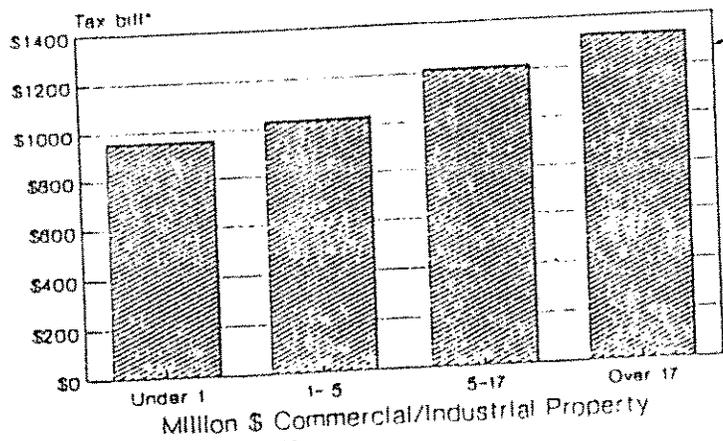
*Tax bill on the average-value house with less than six acres; 1989

VERMONT LEAGUE OF CITIES 1989 STUDY

"By now, it is fairly well accepted that residences cost the town money."

"...the general trend is that taxes increase with population"

4. Residential Tax Bills & the Value of Commercial/Industrial Property in Town



*Tax bill on the average-value house with less than 6 acres; 1989

"However, the general trend is: the more commercial and industrial property value in a town, the higher the total tax burden."

ECONOMIC DEVELOPMENT

Reference: Connecticut State Statues: Volume 2 Sections 7 and 8

A yes answer to these questions will help determine if your community will receive more income from economic development than it will need to pay out in services.

- a. Does your community have a reservoir of unemployed workers with the skills needed to fill the jobs to be created?
- b. If workers are to relocate to Newtown, do you have the appropriate housing for the type of workers needed?
- c. Can the existing highways carry additional traffic to be generated?
- d. Are their empty seats in the classrooms that the children of relocated workers can fill without requiring new school construction?
- e. Are the municipal services adequately equipped and staffed to accommodate more people without further costs?

Other references concerning economic development:

Housatonic Valley Council of Elected Officials, reports of 11/99 and 9/94

1. Ridgefield, CT study of 1979-78 and repeated in 1994-1995
2. DuPage, IL
3. Vermont League of Cities and Towns
4. "OPEN SPACE Helps Balance the Budget," Southern New England Forest Consortium, Inc., Chepachet, RI, Sept. 1995

"Understanding the Tax Base Consequences of Local Economic Development Programs" RKG Associates, Durham, NH

File: Ecodev4

Att. B

BENCHMARK DATA – NEWTOWN, TRUMBULL, GLASTONBURY

Characteristic	Newtown 2008	Newtown 2030	Trumbull 2008	Glastonbury 2008
Land Area square miles	60.2	60.2	23	51
Population	27,430	33,770	35,680	33,100
Existing Housing Units	9,670	12,000	12,800	13,460
% Single Family	94.50%	94.50%	92.40%	82.80%
Enrollment as % of population	19.40%		19.40%	20.44%
Total School Enrollment	5,668		6,921	6,766
Educational Expenditures	\$58,894,570		\$77,699,931	\$68,918,220
Bd. of Education Employees - Teachers	372		460	469
Bd. of Education Employees - Administrators	18		25	34
Tax Revenue	\$91,438,830		\$119,523,299	\$117,694,221
Per Capita Tax	\$2,929		\$2,880	2,921
Total Expenditures	\$91,146,093		\$120,594,190	\$113,714,690
Other Expenditures	\$32,251,523		\$42,894,259	\$44,795,691
Equalized Mill Rate	13.99		13.85	16.95
% Grand List Commercial	8.40%		12.80%	12.40%
Municipal Employees	172		270	245
Full Time Fire Dept. Employees	0		0	2
Police Officers	43		72	59
Police Other	15		10	15
Fire Dept, Full Time	0		0	2

Budget

CIP Recommendations for the Legislative Council Finance Subcommittee:

Submitted by Gary Davis and Po Murray
October 5, 2009

We are pleased to submit our suggestions for improving the CIP process. We are doubly pleased that some of these suggestions are being put into motion with the start of the 2009 CIP process. We commend Bob Tait and the Board of Finance for listening to the many good ideas generated by the Council and starting to implement some of our suggestions. While some things are now starting to be implemented, we feel it is important that the Council officially memorialize these changes as part of the formal CIP process.

Start of the CIP Process/Board of Finance review:

- 1) *Legislative Council should receive copies of information submitted to the Board of Finance at the start of the CIP process.*
- 2) *All CIP requests submitted by the Board of Selectmen and Board of Education should have detailed back-up information presented in a consistent manner.*
- 3) *Council members should be allowed to ask questions at the Board of Finance presentations made by the Board of Ed and the Board of Selectmen. If the Board of Finance feels this would be intrusive to its process, a separate presentation could be made to the Council so it can ask questions when the initial presentations are made. Council members should be allowed to submit questions in writing to the Chair of the Board of Finance during the CIP review so that they can be answered as part of the ongoing BOF review.*
- 4) *A member of the Finance Subcommittee should attend each Board of Finance CIP meeting to report back on progress to the Council.*

These recommendations, if adopted, will allow the Council to better follow along with the CIP process so it is better informed when it is time for the Council to deliberate upon the recommendations from the Board of Finance.

Council Review:

- 5) *The Board of Finance should present its recommendation to the Council, and department heads should be present if they wish to make a case as to why they agree or disagree with the Board of Finance recommendations.*
- 6) *Following approval of the CIP by the Council, updates should be provided every two months by the First Selectman and Newtown School District*

Superintendent on the progress being made on the capital projects that are expected to be funded within 12 months of the CIP's approval.

7) Prior to the Finance Director going before the Board of Finance to organize the bond issue to fund the approved capital projects in the CIP, the Council should be briefed on the plans for bonding. At this point, the Council should have the option to advise which projects it would like to be kept as separate bonding resolutions as the Council may feel these projects may require additional discussion prior to the Council taking action on approving issuance of bonding for these projects.

8) The Finance Director works with the Board of Finance on the bonding package, keeping in mind the direction from the Council. The Board of Finance and Finance Director then bring the bonding resolutions to the Council for Council vote. This provides the Council the option to decide if it wants to bond certain projects based on the progress made on those projects.

CIP Timeframe:

9) The CIP process should be extended from five to 10 years. This provides for a longer-term outlook for capital spending.

For instance, there are ~\$28 million in costs associated with the Newtown Middle School in the currently proposed five-year CIP. However, there are another \$20 million in costs associated with the expansion of the Middle School that will occur in year six. Costs to repair the Middle School roof of ~\$5 million are in the plan for 2010. Yet, the Board of Ed has indicated it has not decided if it will expand the Middle School or possibly look at another alternative, such as a new school. This is an important discussion that would be easier to discuss if all costs for the district were seen over a 10-year period, even if these costs are rough estimates. Likewise, there are town-related projects, which may not fit into the current five-year window, but should still be kept in mind as we plan for the future.

10) No costs should be allowed in first or second year of the five-year CIP if they have not been submitted previously, unless they are emergency costs that could not be foreseen.

This year, we have \$30 million in capital costs proposed for Fairfield Hills, with \$6.785 million of new costs proposed for 2010. These costs could have been easily submitted as part of the five-year process a few years ago. Such costs should not be allowed to be "hidden" in the process.

CIP Request Forms and Process

11) *Appropriate studies and written cost estimates should be provided prior to the Council approving CIP requests for bonding to ensure voters are voting on the best information possible.*

For instance, town boards and the voters approved \$1 million for the design phase of the Park and Recreation Community Center/Pool/Senior Center/Teen Center and also for the demolition of Litchfield Hall on the basis of information provided to the Council without a feasibility study.

A recent schematic/feasibility study supposedly demonstrated that the Litchfield Hall site on Fairfield Hills is inadequate to construct a Community Center that will be large enough to include the Park and Recreation components and also a Senior Center because of slope conditions and wetland issues. Voters approved this bond funding on the assumption there would be a Senior Center at the Community Center.

In addition, the original request for the design phase of the building was \$600,000 and demolition of Litchfield Hall was \$400,000. Now the allocation for the design phase is \$300,000 and the demolition of Litchfield Hall is \$700,000. The initial cost estimates presented to the Council were inaccurate. We should not be approving CIP projects for bonding that does not have more accurate cost estimates and technical information. This requirement should help address this from happening again.

The funding for the design phase of the redesign of the Police Station is another example of the Council approving a project without the right information.

13) *Continuously post the CIP information on the town website throughout the CIP deliberation. This includes providing the voters with more detailed information on the bonding appropriation for a special town meeting or a town referendum. Provide the tax implication of a project so that voters understand the impact on their property taxes.*

14) *Provide quarterly update of the status of the CIP projects already approved for funding.*

15) *Track capital projects from the original date of request to completion date. Add ORIGINAL DATE OF REQUEST on the CIP request forms.*

This information will be valuable for tracking the capital projects. Every year, the CIP requests from the Board of Selectmen and the Board of Education seem to be a snapshot for that year alone. It is difficult to analyze how long a project has been requested or how often projects were delayed or accelerated.

16) *CIP requests should include an ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET.*

Currently, many CIP requests do not include the estimated effect of a project on the operating budget. We should have some awareness of the staff requirements and operating/maintenance costs related to a capital project so that we can adequately prepare for possible future budget implication.

17) *Provide the Board of Finance and the Legislative Council with a final financial report after a capital project is completed. This should include information on cost savings, cost overruns and in-kind services provided by town and school departments.*

18) *Consider approving the first year projects in the CIP at the time of appropriations. The projects should be fully vetted with solid cost estimates prepared so that the town is ready to seek voter approval for the bonding appropriation.*

19) *Create a methodology for town agencies to perform a return on investment analysis to be included in the CIP requests.*

20) *Clearly define the difference between a capital expenditure for maintaining and replacing vs. capital expenditure to add or expand the capital asset of the town. The latter should automatically be considered in the long-term planning process to maximize the tax dollars being spent.*

21) *Establish an integrated strategic long-range plan.*

Sue Marcinek

From: Kortze, John [john.kortze@wellsfargoadvisors.com]
Sent: Monday, October 19, 2009 1:21 PM
To: Bob Tait (finance.director@newtown-ct.gov); Harrison Waterbury (harrison.waterbury@sbcglobal.net); James Gaston (OKJT@aol.com); jkearney19@aol.com; Martin Gersten (mjglaw@aol.com); Michael Portnoy (mike@trustadvisors.net); Susan Marcinek
Subject: FW: CIP recommendations for the LC Finance Subcommittee
Attachments: Recommendations for the LC Finance Subcommittee October 2009.doc



Recommendations
for the LC Fin...

All,
In regards to Po and Gary's attached letter, I will bring it up in our Thursday meeting...in public.
Please hold any responses until then as I would like to make all our comments on the record and in public to avoid the cut and paste action that will certainly ensue. I also believe the council discussed many of these issues according to the minutes, and decided to not take any action.
I have a tough time employing the recommendations of two members of a twelve person board that hasn't voted on anything. I believe our system of government is a democracy and not the other way around.

John

-----Original Message-----

From: Po Murray [mailto:pomurray@charter.net]
Sent: Monday, October 19, 2009 10:31 AM
To: Harrison Waterbury; James Gaston; John Kortze; Martin Gersten; Michael Portnoy; Joseph Kearney
Cc: 'Gary Davis'
Subject: FW: CIP recommendations for the LC Finance Subcommittee

Dear BOF members,
I am forwarding you Gary and my CIP recommendations for the LC Finance Subcommittee to consider. I have been waiting for a meeting to be scheduled. Please contact me if you have any questions re: these recommendations.
Po

-----Original Message-----

From: Po Murray [mailto:pomurray@charter.net]
Sent: Monday, October 05, 2009 10:45 AM
To: Joseph DiCandido
Cc: Po Murray; PAT LLODRA (E-mail); Joseph Hemingway (Joseph Hemingway); John Torok; John Aurelia; Jan Brookes; Gary Davis; FRANCIS PENNAROLA (E-mail); Paul Lundquist; DAN AMARAL; Will Rodgers
Subject: CIP recommendations for the LC Finance Subcommittee

Dear Joe,
Gary and I are jointly submitting our CIP recommendations for the LC Finance Subcommittee to consider. Please let me know when we can meet to discuss our recommendations.
Thank you so much.
Po

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A.H. D

TOWN OF NEWTOWN
FAIRFIELD HILLS AUTHORITY
CAPITAL EXPENDITURES
SEPTEMBER 30, 2009

	SPENT TO DATE	AVAILABLE	TOTAL
<u>SOURCES OF FUNDS:</u>			
BONDING	\$ 20,050,000	\$ -	\$ 20,050,000
SALE OF HOUSES	35,639	1,490,307	1,525,946
MOVIE LEASE	60,000	-	60,000
GRANTS:			
STEAP - UTILITIES	275,000	-	275,000
STEAP - INFRASTRUCTURE - TUNNELS	250,000	-	250,000
STEAP - TUNNELS	125,000	-	125,000
STEAP - PARKING AND STREETScape	132,092	167,908	300,000
EPA GRANT - STRATFORD REMEDIATION	-	200,000	200,000
DEP GRANT - TRAILS	50,000	-	50,000
SCHOOL CONSTRUCTION - TOWN HALL	60,377	586,623	647,000
LOCIP - TOWN HALL	-	175,000	175,000
	\$ 21,038,108	\$ 2,619,838	\$ 23,657,946

	EXPENDED TO DATE	NEEDED TO COMPLETE	TOTAL
<u>USE OF FUNDS:</u>			
PURCHASE OF PROPERTY	\$ 4,489,793	\$ -	\$ 4,489,793
BONDING AND LEGAL FEES	132,359	-	132,359
PLANNING, DESIGN AND DEVELOPMENT	85,658	-	85,658
SOIL REMEDIATION	3,569,642	-	3,569,642
PLAYING FIELD	1,416,844	-	1,416,844
MOTHBALLING	324,670	-	324,670
TUNNEL DEMOLITION	360,346	14,654	375,000
UTILITY INFRASTRUCTURE	158,975	-	158,975
ENVIRONMENTAL CONSULTING	180,698	-	180,698
ELECTRICAL BYPASS	379,257	-	379,257
NEWTOWN YOUTH ACADEMY	242,203	-	242,203
TRAILS	49,209	-	49,209
MUNICIPAL BUILDING	9,310,855	2,267,283	11,578,138
PARKING	267,632	32,368	300,000
ABATEMENT OF STRATFORD	-	240,000	240,000
OTHER	69,966	-	69,966
CONTINGENCY (DEFICIT)	-	65,533	65,533
	\$ 21,038,108	\$ 2,619,838	\$ 23,657,946

	Date	Purchase of Property	
State of CT	10/03	\$ 390,000	
Carmody & Torrance	07/04	3,352,787	
	07/04	<u>157,213</u>	\$ 3,900,000
State of CT - DEP	07/04		128,400
Legal			
Robinson & Cole, LLP	01/04	8,683	
Cohen & Wolf, P.C.	07/04	<u>10,150</u>	18,833
ISM Administrators - Environmental insurance	08/04		207,474
Potatuck Land Co. - water			
Potatuck Land Co.	07/04	35,086	
Potatuck Land Co.	12/04	39,585	
The Potatuck Aquifier & Water	12/04	<u>160,415</u>	235,086
			<u>\$ 4,489,793</u>

	Date	Bonding and Legal Fees	
Robinson & Cole	01/06	\$ 28,900	
	02/07	<u>25,268</u>	\$ 54,168
Cohen & Wolf	01/06	768	
	11/06	130	
	05/08	4,434	
	07/08	<u>4,488</u>	9,820
Moody's	01/06	8,275	
	02/07	6,324	
	12/07	<u>3,220</u>	17,819
U.S. Bank	01/04	400	
	01/06	3,000	
	02/07	3,000	
	12/07	<u>1,680</u>	8,080
Webster Bank	01/04	1,000	
	08/04	1,000	
	02/06	16,154	
	03/07	13,051	
	02/08	<u>8,736</u>	39,941
Grant Street Group	12/07		1,820
Source Media	12/07		711
			<u>\$ 132,359</u>

	Date	Planning, Design and Development	
Harrall-Michalowski	06/06	\$ 3,818	
	06/07	926	
	07/07	643	
	07/07	1,050	
	09/07	3,365	
	09/07	1,715	
	11/07	4,989	
	12/07	3,739	
	12/07	4,871	
	03/08	1,485	
	03/08	900	
	03/08	5,337	
	06/08	6,163	
	06/08	318	
	10/08	1,257	
		\$ 40,575	
O&G	06/06		41,475
Willis Ballard	03/08	958	
	03/08	2,401	
	08/08	250	
			3,608
		\$ 85,658	

	Date	Soil Remediation
Fleet Environmental	01/06	\$ 118,800
	01/06	388,140
	02/06	265,217
	03/06	167,109
	03/06	203,480
	04/06	213,906
	05/06	170,582
	05/06	1,927
	05/06	95,746
	05/06	114,484
	05/06	142,838
	06/06	49,949
	06/06	203,178
	07/06	134,623
	07/06	150,000
	07/06	81,723
	10/06	75,946
	11/06	45,000
	11/06	2,700
	11/06	95,000
	12/06	13,700
		<u>\$ 2,734,049</u>
R. W. Bartley	01/06	37,213
	01/06	184
	01/06	97,691
	02/06	76,797
	04/06	93,725
	05/06	95,140
	06/06	104,298
	07/06	1,236
	07/06	83,424
	08/06	59,969
	09/06	19,053
	10/06	18,139
	12/06	8,333
	12/06	4,520
	01/07	652
	01/07	1,914
	05/07	583
	05/07	2,227
	05/07	715
	05/07	563
	05/07	1,220
	07/07	895

Date	Soil Remediation	
07/07	2,621	
07/07	4,999	
08/07	1,317	
08/07	1,306	
08/07	202	
10/07	1,219	
10/07	5,245	
10/07	457	
10/07	545	
10/07	19,700	
11/07	5,577	
11/07	574	
11/07	936	
01/08	1,231	
02/08	20,582	
02/08	9,121	
02/08	656	
02/08	17,690	
06/08	3,307	
06/08	2,374	
06/08	240	
06/08	1,152	
06/08	1,522	
06/08	4,756	
06/08	713	
06/08	498	
		817,030
Robinson & Cole	01/08	18,563
		\$ 3,569,642

	Date		Playing Field
O&G	06/07	\$	38,037
	06/07		38,477
	05/07		15,135
	07/07		43,041
	08/07		2,584
	08/07		159,257
	09/07		591,373
	06/08		378,553
	06/08		37,752
	10/08		<u>49,957</u>
			1,354,165
Claris	02/09		62,679
			<u>1,416,844</u>

	Date		Mothballing
O&G	06/07	\$	9,494
	06/07		58,000
	06/07		97,188
	06/08		139
	06/08		139
	06/08		208
	06/08		169,602
	10/08		(10,099)
			324,670

	Date	Tunnel Demolition	
Standard Demolition	12/08	\$ 22,978	
	01/09	28,980	
	02/09	9,923	
	05/09	19,199	
	05/09	82,062	
	06/09	1,519	
	06/09	570	
	06/09	571	
	06/09	91,784	
	06/09	19,053	
	06/09	14,560	
R. W. Bartley	06/09	63,222	
	09/09	3,900	
			67,122
Brautigam Land Surveyors	05/09		2,025
			\$ 360,346

	Date	Utility Infrastructure	
CL&P	06/07	\$ 54,146	
	09/08	37,093	
	11/08	<u>1,770</u>	
			\$ 93,009
Yankee Gas	09/08		33,993
Charter	10/08		14,321
F&M Electric	10/08		3,476
Mariano Brothers	01/09		1,300
Acorn Electric	10/08	8,224	
	12/08	700	
	12/08	3,345	
	04/09	<u>607</u>	
			12,876
			\$ 158,975

	Date	Environmental Consulting	
Fleet Environmental	08/08	\$ 2,089	
	12/08	<u>4,900</u>	\$ 6,989
R. W. Bartley	06/08	472	
	06/08	3,000	
	10/08	2,137	
	11/08	3,657	
	11/08	1,210	
	11/08	409	
	11/08	1,449	
	12/08	4,850	
	02/09	19,680	
	05/09	15,548	
	06/09	40,618	
	06/09	3,628	
	06/09	13,100	
	07/09	<u>(997)</u>	108,761
Bestech, Inc.	05/09		24,419
TRC	06/09	29,925	
	06/09	<u>9,746</u>	39,671
Fuss & O'Neill	06/09		858
			<u>\$ 180,698</u>

	Date	Electrical Bypass	
Acorn Electric/Electrical Energy System	04/07	5,414	
	06/07	<u>26,269</u>	\$ 31,683
Acorn Electric/Consolidated Electric	08/07	9,304	
	02/08	11,676	
	02/08	427	
	02/08	1,494	
	04/08	<u>170</u>	23,071
Acorn Electric (STEAP Grant)	Various		275,000
Fuss & O'Neill	05/07	3,889	
	05/07	2,426	
	05/07	1,099	
	05/07	270	
	06/07	431	
	06/07	30	
	07/07	1,877	
	07/07	284	
	07/07	4,139	
	11/07	184	
	12/07	(4,139)	
	01/08	7,822	
	01/08	438	
	01/08	1,902	
	01/08	1,225	
	01/08	1,146	
	01/08	1,154	
	02/08	930	
	02/08	315	
	03/08	79	
03/08	13,791		
04/08	5,000		
06/08	925		
06/08	1,413		
06/08	48		
06/08	<u>2,826</u>		
			49,502
			\$ 379,257

	Date		NYA
Newtown Youth Academy Loan	08/08	\$	21,646
	09/08		21,646
	10/08		21,646
	11/08		21,646
	12/08		21,646
	01/09		21,646
	02/09		21,646
	03/09		21,646
	04/09		21,646
	05/09		21,646
	06/09		21,646
Leahy's	10/08		4,505
	09/09		(406)
			4,099
			\$ 242,203

	Date	Trails
Tilcon Connecticut	11/08	\$ 9,930
	11/08	10,103
	12/08	18,768
	12/08	10,409
		\$ 49,209

	Date		New Municipal Building	
O&G	06/07	\$	125,624	
	10/07		124,450	
	12/07		320,520	
	1/08		391,534	
	03/08		108,352	
	05/08		14,129	
	06/08		227,015	
	12/08		105,193.50	
	12/08		98,054.65	
	02/09		777,431	
	03/09		587,539	
	04/09		566,417	
	05/09		995,962	
	06/09		1,512,856	
	06/09		1,249,216	
	06/09		732,177	
	09/09		546,386	
	09/09		702,960	
				\$ 9,185,817
	William Knight	01/09		1,863
01/09			1,431	
02/09			2,268	
02/09			1,890	
03/09			1,917	
03/09			1,944	
04/09			2,268	
04/09			1,944	
05/09			1,890	
05/09			1,701	
06/09			1,971	
06/09			1,890	
06/09			1,674	
06/09			1,296	
07/09			810	
08/09			378	
08/09			432	
08/09			270	
09/09			540	
09/09		540		
			28,917	
All-Dry Waterproofing	05/06		8,105	
	05/06		3,690	
			11,795	
Bestech, Inc. (Asbestos Abatement)	03/09		84,326	
			\$ 9,310,855	

	Date	Parking	
Fuss & O'Neill	08/08	\$ 662	
		980	
		263	
		1,044	
		<u>2,822</u>	\$ 5,770
Michael Burton Builders	08/08	6,240	
	08/08	25,620	
	11/08	<u>3,900</u>	35,760
United Concrete	10/08	1,300	
	05/09	1,800	
	05/09	<u>342</u>	3,442
M&M Precast	10/08	5,524	
	06/09	<u>458</u>	5,982
Stone Construction	03/09		8,971
Rafferty Fine Grading	04/09		2,400
O&G	06/09	824	
	06/09	<u>15,025</u>	15,849
Newtown Hardware	06/09	110	
	06/09	<u>243</u>	353
Tilcon Connecticut	06/09	29,298	
	07/09	1,027	
	09/09	<u>3,767</u>	34,092
Stock Building Supply	06/09	750	
	06/09	<u>148</u>	898
Willis Ballard	06/09		143
Brautigam Land Surveyors	06/09	1,530	
	09/09	<u>5,966</u>	7,496
Superior Products	06/09	4,050	
	06/09	4,248	
	07/09	3,186	
	08/09	88	
	08/09	<u>88</u>	

Date	Parking
------	---------

11,659

	Date	Parking	
Target Enterprises	06/09		1,731
HADCO	06/09		43,960
Home Depot	06/09		211
Haynes Construction	06/09		19,096
Butterworth & Scheck	06/09		3,610
Northeastern Communication	06/09		3,950
United Concrete	06/09		1,258
Acorn Electric	08/09	3,614	
	09/09	<u>5,571</u>	9,185
LRM Landscaping	09/09		8,628
Consolidated Electric	06/09	1,978	
	06/09	256	
	06/09	38	
	06/09	1,125	
	09/09	3,048	
	07/09	<u>93</u>	6,538
Miscellaneous	06/08	3,790	
	06/08	78	
	07/08	797	
	08/08	<u>324</u>	4,989
TRC	01/09	44	
	06/09	<u>719</u>	763
CEBE Electric, LLC	08/09	1,090	
	08/09	<u>7,800</u>	8,890
Green Acres Company	08/09	2,000	
	08/09	<u>2,498</u>	4,498
Connecticut Precast	06/09	1,469	
	08/09	3,240	
	09/09	<u>810</u>	5,519
Electrical Wholesalers	01/09	6,969	
	04/09	<u>61</u>	7,030
F&M Electric	09/09	374	
	09/09	4,235	
	09/09	41	
	09/09	52	

Date	Parking	
09/09	<u>260</u>	4,962
	\$	267,632

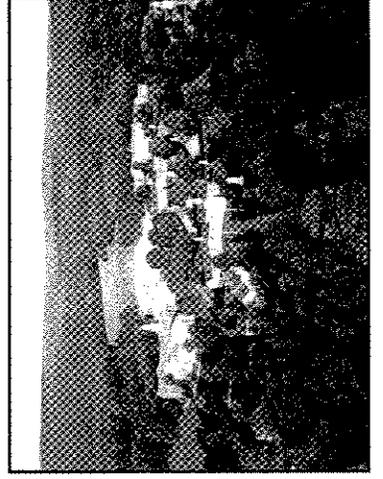
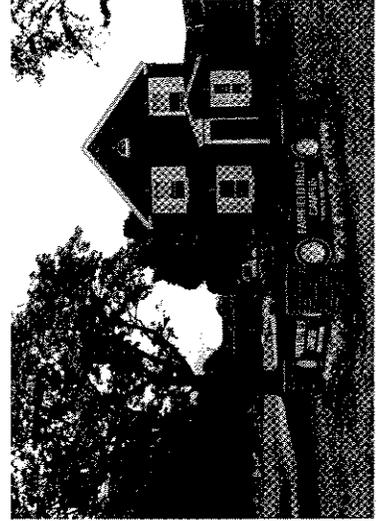
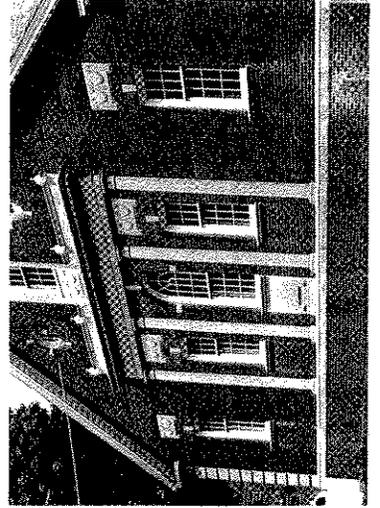
	Date	Other	
Brautigam Land Surveyors	04/08	\$ 4,089	
	05/08	2,488	
	05/08	2,284	
	06/08	1,225	
	06/08	2,221	
	06/08	1,095	
	10/08	3,279	
	11/08	104	
			\$ 16,785
Stearns & Wheler - Traffic study	07/08		10,924
Demolition - Danbury Hall Porches	06/07		29,440
Source Media	06/07		1,416
Target Enterprises	11/08		5,661
Core Reprographics	04/09		14
Bursco Signs	01/09		345
Stantee Consulting	06/09		4,600
Other	Various		782
			\$ 69,966

A#-E



Fairfield Hills Authority BOARD OF FINANCE MEETING

October 22, 2009



Fairfield Hills Authority

Presentation Outline

- **BACKGROUND**
 - Annual Operating Plan
 - Sources of Funds
 - Uses of Funds
 - Grant Application Update
 - Economic Development
 - Investment & Projected Employment for Projects Underway
- **CAPITAL IMPROVEMENT PLAN**
 - Five Year Summary
 - Timing/Funding Sources
 - Funding Scenario
 - Required/Discretionary Spends

FAIRFIELD HILLS AUTHORITY OPERATING BUDGET

- Annual Operating Plan
 - Security & Life Safety
 - Roads & Grounds
 - Property Management
 - Utilities
 - Legal / Consulting

<input type="checkbox"/> Annual Operating Budget	<u>Year</u>	<u>Plan</u>	<u>Actual / Forecast</u>
	2005 / 2006	\$550.0K	\$542.1K A
	2006 / 2007	\$598.5K	\$598.5K A
	2007 / 2008	\$498.5K	\$498.5K A
	2008 / 2009	\$515.2K	\$515.2K A
	2009 / 2010	\$490.7K	\$ 490.7K F

FAIRFIELD HILLS AUTHORITY CAPITAL EXPENDITURES

□ SOURCES OF FUNDS – 9/30/09

▪ BONDING	\$20,050,000
▪ SALE OF HOUSES – MILE HILL	1,525,946
▪ Movie Lease	60,000
▪ GRANTS	
▪ Utilities	275,000
▪ EPA – Asbestos	200,000
▪ STEAP Grant – Streetscape	300,000
▪ STEAP Grant (Tech Park Trans.)Tunnels	125,000
▪ School Construction/BOE	647,000
▪ STEAP Grant – Tech Park Transfer	250,000
▪ DEP Grant - Trails	50,000
▪ LOCIP Grant – Municipal Center	5,000
▪ TOTAL	\$23,657,946

**FAIRFIELD HILLS AUTHORITY
CAPITAL EXPENDITURES**

»
USE OF FUNDS – 9/30/09

	TOTAL
- PURCHASING OF PROPERTY	\$4,489,793
- BONDING & LEGAL FEES	132,359
- PLANNING, DESIGN & DEVELOPMENT	85,658
- SOIL REMEDIATION	3,569,642
- PLAYING FIELD	1,416,844
- MOTHBALLING	375,000
- TUNNEL DEMOLITION	360,346
- UTILITY INFRASTRUCTURE	158,975
- ENVIRONMENTAL CONSULTING	180,698
- ELECTRICAL BYPASS	379,257
- NEWTOWN YOUTH ACADEMY	242,203
- TRAILS	49,209
- MUNICIPAL BUILDING	11,578,138
- PARKING	300,000
- ABATEMENT OF STRATFORD	240,000
- OTHER	69,966
- CONTINGENCY (DEFICIT)	65,533
	23,657,946

FAIRFIELD HILLS AUTHORITY GRANT APPLICATION UPDATE

PROJECT TITLE	FUNDING SOURCE	GRANT REQUEST	STATUS / COMMENTS
Utility Infrastructure	STEAP	\$275,000	Awarded; work completed
Trails System – Phase I	DEP	\$50,000	Awarded; work
Asbestos Removal	EPA	\$200,000	Awarded; Stratford Hall
Newtown Technology Park Tunnel Removal	STEAP	\$125,000	Awarded; Work Completed
Parking and Streetscape	STEAP	\$300,000	Awarded; work in process
Board of Education Offices	DOE	\$647,000	Awarded; work in process
Utilities Loop	EDA	\$1,500,000	Application pending; competitive
Newtown Tech Park Transfer Parking/Infrastructure	STEAP	\$250,000	Work in Process
Newtown Municipal Center	LOCIP	175,000	Awarded; Work in Process
Kevin's Community Center	State Bond	\$500,000	Awarded, Investigating Use of Duplex
Emergency Operations Center	LOCIP & FEMA	\$344,000	Awarded; Work in Process

**FAIRFIELD HILLS AUTHORITY
ECONOMIC DEVELOPMENT**

Revenue Projections

<u>BUILDING</u>	<u>ONE TIME LEASE PAYMENT</u>	<u>ANNUAL CAM REVENUE *</u>	<u>ANNUAL TAX REVENUE *</u>
Newtown Youth Academy	N/A	\$31,000	\$137,000
Newtown Hall	\$650,000	\$20,900	\$33,000
Woodbury Hall	\$760,000	\$38,000	\$60,000
Stratford Hall	\$480,000	\$17,100	\$27,000
Sub Total	\$2,030,000	\$107,000	\$257,000
Duplex 1	\$140,000	\$5700	\$7000
Duplex 2	\$140,000	\$5700	\$7000
Duplex 3	\$140,000	\$5700	\$7000
Duplex 4	\$140,000	\$5700	\$7000
Duplex 5	\$140,000	\$5700	\$7000
Sub Total	\$700,000	\$28,500	\$35,000

* Estimates

**FAIRFIELD HILLS AUTHORITY
ECONOMIC DEVELOPMENT**

➤ Revenue Projections

<u>BUILDING</u>	<u>ONE TIME LEASE PAYMENT</u>	<u>ANNUAL CAM REVENUE *</u>	<u>ANNUAL TAX REVENUE *</u>
In - Fill # 1 ⁺	\$1,000,000	\$80,000	\$150,000
In - Fill # 2 ⁺	\$1,000,000	\$80,000	\$150,000
In - Fill # 3 ⁺	\$1,000,000	\$80,000	\$150,000
SUB TOTAL	\$3,000,000	\$240,000	\$450,000
TOTAL	\$5,730,000	\$375,000	\$605,000

* Estimates
+ 50,000 sq feet each

**FAIRFIELD HILLS AUTHORITY
ECONOMIC DEVELOPMENT**

➤ **Investment & Projected Employment for Projects Underway**

<u>PROJECT</u>	<u>DEMO / SITE WORK</u>	<u>CONSTRUCTION</u>	<u>CONSTRUCTION</u>	<u>PERMANENT</u>
		<u>CONSTRUCTION</u>	<u>JOBS*</u>	<u>JOBS **</u>
MUNICIPAL OFFICE BUILDING	\$11,358,000		30	73
EMERGENCY OPERATIONS CTR	\$344,000		15	0
NYA	\$8,500,000		45	25
GREENWICH DEMO/PARKING	\$3,500,000		15	0
VETERINARY HOSPITAL	\$3,800,000		23	51
TOTAL INVESTMENT+	\$27,502,000		128	149

* Includes Design/Engineering/Demo/Clean Up & Construction Employment

** Five year projections, includes new & existing

+ Investment does not include personal property

FAIRFIELD HILLS AUTHORITY CAPITAL IMPROVEMENT PLAN

Five Year Summary

	2010 – 2011	2011 – 2012	2012 – 2013	2013-2014	2014 – 2015	TOTAL
INFRASTRUCTURE	\$ 3,250,000	\$ 2,800,000	\$ 1,380,000	\$ 970,000	\$ 860,000	\$ 9,260,000
BUILDING DEMOLITION	2,450,000		1,000,000	6,000,000	\$ 5,200,000	\$ 14,650,000
SIDEWALK, ROADWAY & STORMS	810,000	610,000	310,000	310,000	\$ 300,000	\$ 2,340,000
TRAILS	275,000					\$ 275,000
BAND STAND			3,750,000			\$ 3,750,000
TOTAL	\$ 6,785,000	\$ 3,410,000	\$ 6,440,000	\$ 7,280,000	\$ 6,360,000	\$ 30,275,000

**FAIRFIELD HILLS AUTHORITY
CAPITAL IMPROVEMENT PLAN**

<u>2010 - 2011</u>	<u>CIP</u>	<u>SOURCES OF FUNDS</u>	<u>COMMENTS</u>
INFRASTRUCTURE	\$3,250,000	BOND	COMPLETES INNER LOOP
BUILDING DEMO	\$2,450,000	BOND	CREATES OPEN SPACE/ SAFETY
SIDEWALK	810,000	BOND	REPAIRS, UPGRADES TO EXISTING INFRASTRUCTURE
TRAILS	275,000	BOND	COMPLETE PHASE II
<u>2011 - 2012</u>			
INFRASTRUCTURE	\$2,800,000	BOND/LEASE INCOME	\$1,200,000 COMPLETES REMOVAL OF ABOVE GROUND POLES - REMAINDER ONLY UPON ECONOMIC DEVELOPMENT
SIDEWALK, ROADWAY, STAIRS	610,000	BOND/LEASE INCOME	

**FAIRFIELD HILLS AUTHORITY
CAPITAL IMPROVEMENT PLAN
TIMING/FUNDING SOURCES**

<u>2012 - 2013</u>	<u>CIP</u>	<u>SOURCES OF FUNDS</u>	<u>COMMENTS</u>
INFRASTRUCTURE	\$1,380,000	BOND/LEASE INCOME	ECONOMIC DEVELOPMENT DEPENDENT
BUILDING DEMO -NORWALK -STAMFORD	\$1,000,000	BOND/LEASE INCOME	ECONOMIC DEVELOPMENT/SAFETY
SIDEWALK, ROADWAY, STAIRS	310,000	BOND/LEASE INCOME	ECONOMIC DEVELOPMENT DEPENDENT
BAND STAND	\$3,750,000	BOND/GRANTS/ DONATIONS	COMMUNITY OF CULTURAL ARTS; NOT IN MASTER PLAN
<u>2013 - 2014</u>			
INFRASTRUCTURE	\$970,000	BOND/LEASE INCOME	ECONOMIC DEVELOPMENT DEPENDENT
BUILDING DEMO - KENT - CANAAN	6,000,000	BOND/LEASE INCOME	DEVELOPMENT SPACE, OPEN SPACE, SAFETY
SIDEWALK, ROADWAY, STAIRS	310,000	BOND/LEASE INCOME	ECONOMIC DEVELOPMENT DEPENDENT

**FAIRFIELD HILLS AUTHORITY
CAPITAL IMPROVEMENT PLAN
TIMING/FUNDING SOURCES**

<u>2014- 2015</u>	<u>CIP</u>	<u>SOURCES OF FUNDS</u>	<u>COMMENTS</u>
INFRASTRUCTURE	\$860,000	BOND/LEASE INCOME	ECONOMIC DEVELOPMENT DEPENDENT
BUILDING DEMO - COCHRAN - PLYMOUTH	\$5,200,000	BOND/LEASE INCOME	DEVELOPMENT SPACE, OPEN SPACE, SAFETY
SIDEWALK, ROADWAY, STAIRS	300,000	BOND/LEASE INCOME	ECONOMIC DEVELOPMENT DEPENDENT

FAIRFIELD HILLS AUTHORITY CAPITAL IMPROVEMENT PLAN

FAIRFIELD HILLS 5 YEAR OUTLOOK FUNDING SCENARIO

	<u>BOND</u>	<u>LEASE INCOME</u>	<u>GRANTS</u>	<u>TOTALS</u>
	\$21,545,000	\$5,730,000	\$3,000,000	\$30,275,000

REQUIRED/ DISCRETIONARY SPENDS

	<u>REQUIRED</u>	<u>ECONOMIC DEVELOPMENT DEPENDENT/OTHER</u>
2010 - 2011	\$6,785,000	\$0
2011 - 2012	\$1,200,000	\$2,210,000
2012 - 2013	\$1,000,000	\$5,440,000
2013 - 2014	\$6,000,000	\$1,280,000
2014 - 2015	5,200,000	1,160,000

TOTAL	\$20,185,000	\$10,090,000
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Newtown Police Department Facility Needs Assessment

A comparison of our facility with new facilities with similar makeup.

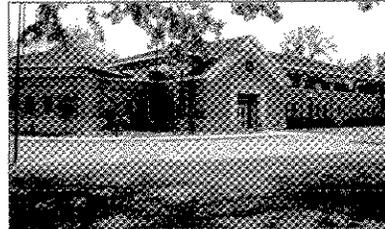
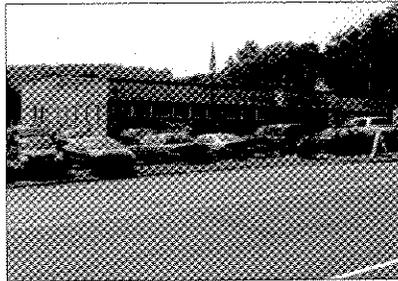
Why A New Facility is Needed

- ❖ Security Deficiencies
- ❖ Officer Safety issues
- ❖ Space deficiencies; staff, offices, storage
- ❖ Fire Code and electrical deficiencies
- ❖ Space Needs Assessment Findings inadequate for current and future growth.
- ❖ Parking deficiencies
- ❖ Current facility and property are inadequate for upgrade or expansion.

A Comparison of our facility to Wethersfield PD & Farmington PD

- ❖ Wethersfield PD
 - 2003
 - 47 Sworn officers
- ❖ Farmington PD
 - 2002
 - 44 Sworn officers
- ❖ Newtown PD
 - 1980, converted
 - The current police department facility is an old tractor barn which was converted in 1980 (30 years ago) to be used as a police department. At that time there were 25 sworn officers.
 - 47 sworn officers with 19 fulltime support staff, one part-time staff and two volunteer staff.
- ❖ **NOTE:** Photographs in the following presentation are identified by:
 - **BLACK** outlined are of Newtown PD,
 - **RED** outlined are of comparable departments, i.e. Farmington/Wethersfield.

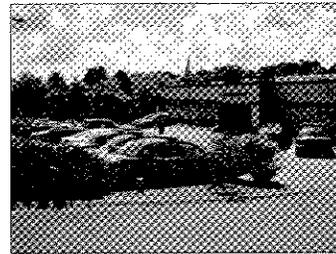
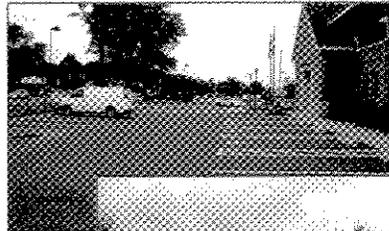
Building Exterior



- ❖ Professionalism
- ❖ Pride
- ❖ Inadequate facility to operate efficiently and securely.

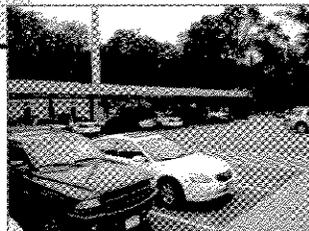
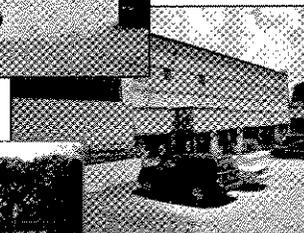
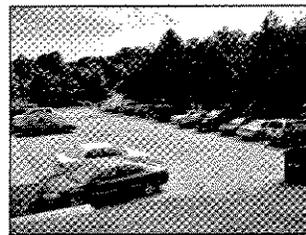
Parking, Front

- ❖ Insufficient parking for staff, department vehicles and visitors.
- ❖ No secure parking for department vehicles.

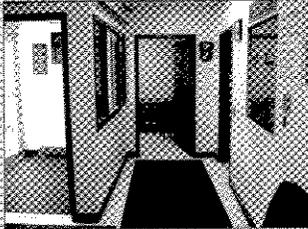


Parking, Rear

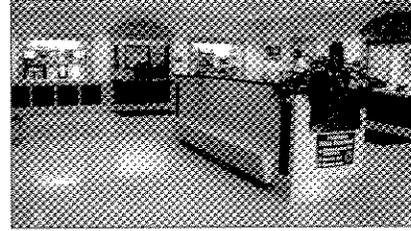
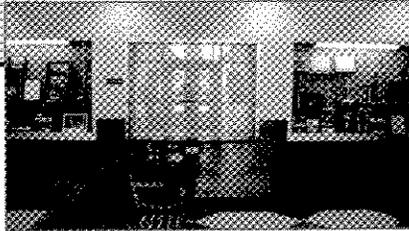
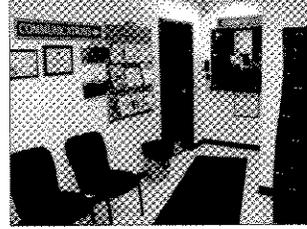
- ❖ Inadequate parking for staff, department and visitor vehicles.
- ❖ No covered parking for department vehicles.
- ❖ No secure parking for department or staff vehicles.



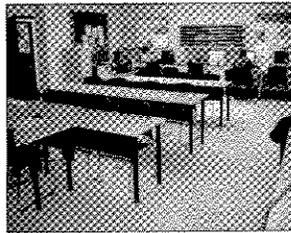
Lobby



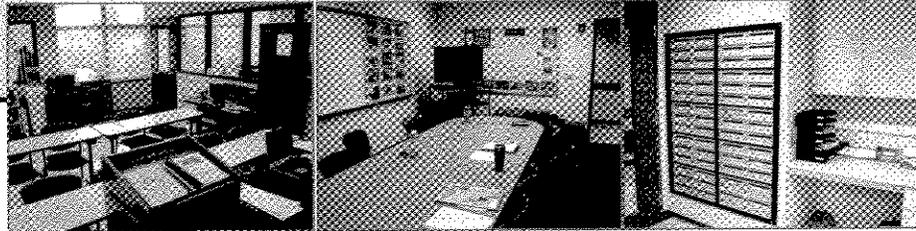
- ❖ Small Lobby used for dispatch, walk-in's, records and an adjacent interview room.
- ❖ No confidentiality during interviews.
- ❖ Only one interview at a time.



Training / Roll Call / Classroom



- ❖ One room for roll call, training, conferences, lunch/break room and visitors.
- ❖ Also used to interview suspects, witnesses, victims and processing prisoners, lacking privacy and confidentiality.
- ❖ Accessible to prisoner area.



Records



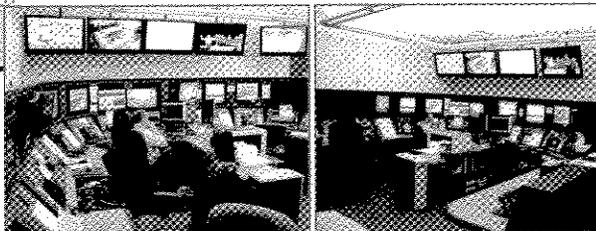
- ❖ Insufficient; workspace, storage, archives.
- ❖ Unsecure
- ❖ Accessible to prisoner area.



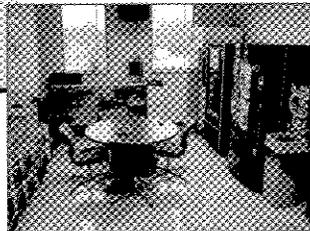
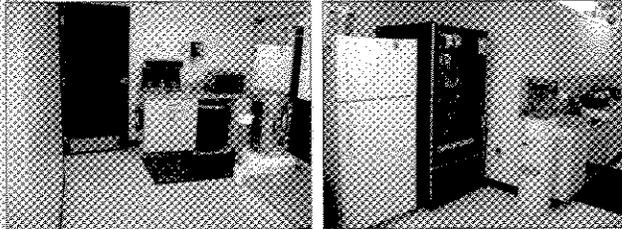
Communications



- ❖ Electrical and computer infrastructure needs improvement.
- ❖ No training area.
- ❖ No room for growth to meet the Department's and the Town's needs.
- ❖ Computer server room is maxed out.

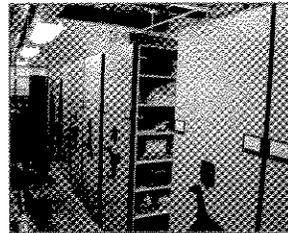
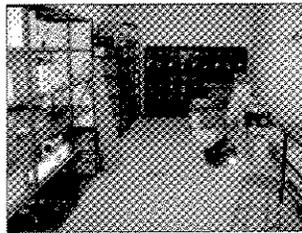
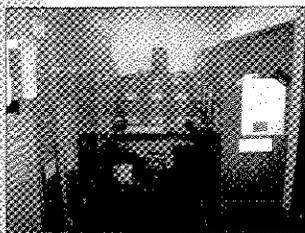


Day Room / Kitchen



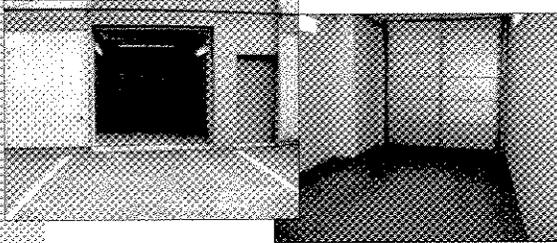
- ❖ No tables, shared by both sworn and civilian staff.
- ❖ Accessible to the prisoner area.
- ❖ Electrical deficiencies causing numerous breaker failure/overload.

Evidence

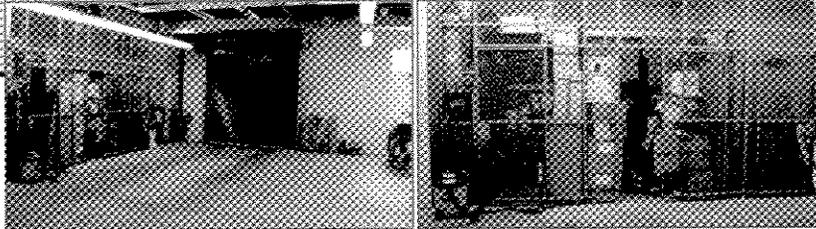


- ❖ Two separate areas for evidence.
- ❖ No evidence processing area.
- ❖ Insufficient area for evidence storage to meet current standards.

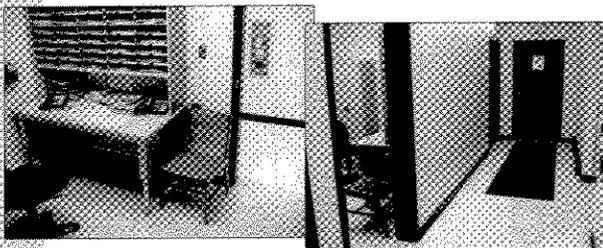
Sally Port



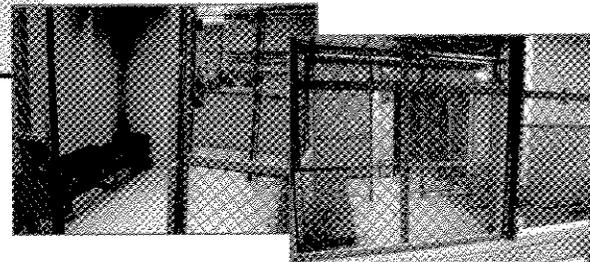
- ❖ Only one secure door creating a security risk.
- ❖ Processing of only one prisoner at one time.
- ❖ Insufficient area to extract non compliant prisoners.
- ❖ Minimal area for backing out of patrol vehicles.



Prisoner Processing Area 1



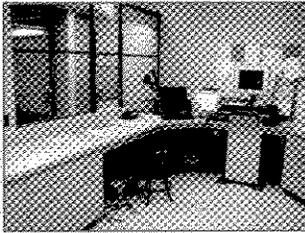
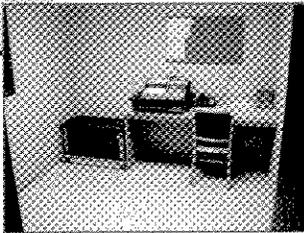
- ❖ Small confined space, no secure seating creating an officer safety concerns.
- ❖ Prisoner between officer and exit door.
- ❖ Direct access to an unsecured exterior door creating a major security risk.
- ❖ Direct access to civilian employees.
- ❖ Lack of a fire suppression system.



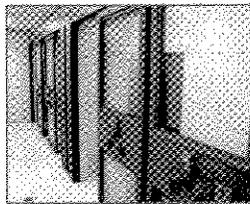
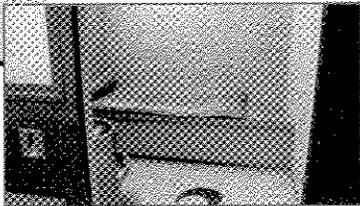
Prisoner Processing Area 2



- ✘ Separate processing area accessible to unsecured exit door, cluttered work space creating a major officer safety concerns.
- ✘ No visitor / attorney visiting area.
- ✘ Unsecured furniture and equipment.
- ✘ Direct access to civilian employees.

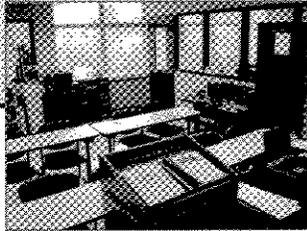


Cell Block



- ✘ Cell area separate from booking with direct access to an unsecured exit door, roll call/training area, records.
- ✘ Insufficient number of cells; male, female and juvenile (juvenile separation).
- ✘ No fire suppression system.
- ✘ Direct access to civilian employees.

Sergeant's Office



- ❖ Six patrol sergeants share a 14' x 14' office.
- ❖ Also used to interview suspects, witnesses and victims with direct access to an unsecured exit door.
- ❖ Insufficient storage of patrol equipment.

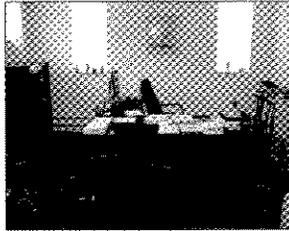
Administrative Work Area



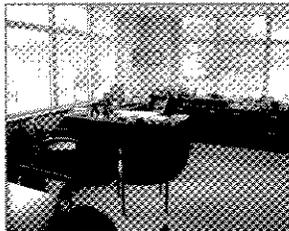
- ❖ Insufficient file storage area.
- ❖ Lack of security with respect to sensitive files.
- ❖ Access not monitored.



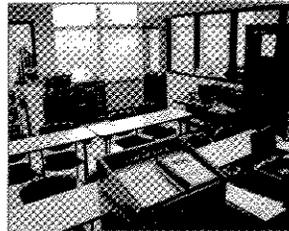
Chief's Office



- ❖ Small office area also used for file storage.
- ❖ No conference area.
- ❖ No visitor waiting area.
- ❖ High volume traffic area.

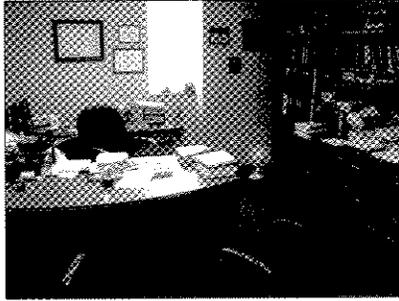


Lieutenant's Office



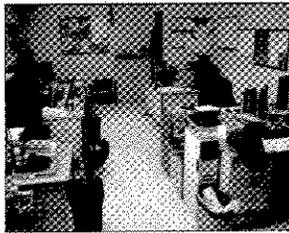
- ❖ Both Operational and Administrative Lieutenants share a small office space.
- ❖ No conference area.
- ❖ High volume traffic area.

Captain's Office

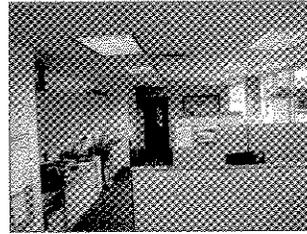
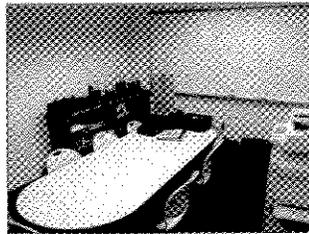


- ❖ No conference area
- ❖ No privacy
- ❖ High volume traffic area

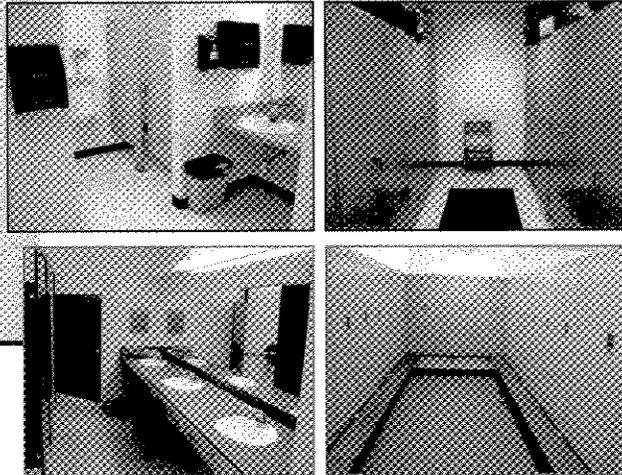
Detective Bureau



- ❖ No conference / storage areas.
- ❖ No supervisors office
- ❖ No interview rooms for detectives, SRO's, Youth Officer
- ❖ No confidentiality during sensitive investigations.



Locker Rooms



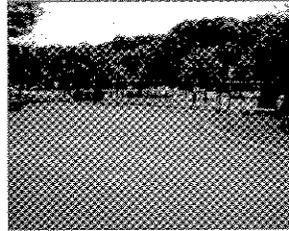
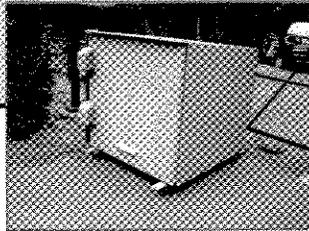
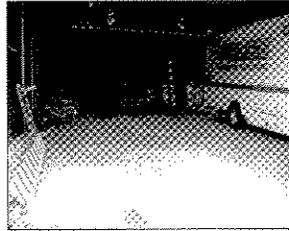
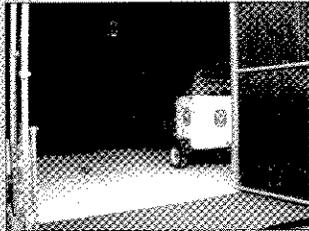
- ❖ Insufficient lockers and storage.
- ❖ Insufficient space for officer to change.
- ❖ Insufficient shower

Storage



- ❖ Lack of sufficient storage areas
- ❖ Common complaint even from newly built police departments is a lack of storage areas.
- ❖ Erasure file storage area is already maxed out.

Impound Area

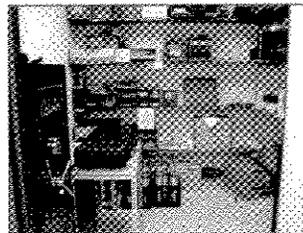
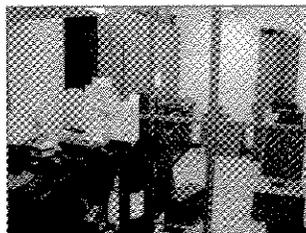


- ❖ No proper storage for explosives
- ❖ Current impound area also stores;
 - ❖ Department equipment
 - ❖ Command vehicle
 - ❖ Maintenance items
 - ❖ Auxiliary traffic equipment
 - ❖ Found items
 - ❖ Evidence

Armory



- ❖ No preparation or cleaning area
- ❖ Sheetrock walls
- ❖ Insufficient space for all equipment and ammunition
- ❖ No alarm or video monitoring



Administrative Sgt's Office



- ⊗ 8' x 12' converted closet
- ⊗ No heating or ventilation.
- ⊗ No conference area.

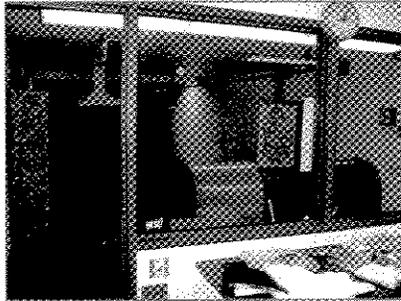
Fitness Center



- ⊗ Currently there is no fitness center nor is there space for one.



Firearms Training



Just a few reasons to support a firing range

- ❖ 24/7 availability
- ❖ Reduced liability, no need to borrow another departments range, scheduling conflicts.
- ❖ Reduced overtime costs for travel and preparation.

Informational Summary

- ❖ Based on a 2008 Needs Assessment conducted by Jacunski Humes Architects, LLC. :
 - ❖ The current facility is inadequate for the Town's current needs and by far will not suffice for the future needs of the department and the needs of the Town.
- ❖ Based on a 2009 Study conducted by Ofc. Kullgren of the current facility and property:
 - ❖ The current property and facility with respect to size, zoning regulations, building codes and space needs is inadequate. Hence renovating the current facility is not an option, cost prohibitive.

Inspiration

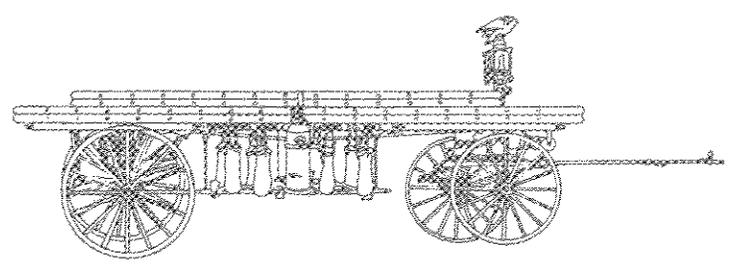
"Give us the tools and we will do the job"

- Winston Churchill

"We can't solve problems by using the same kind of thinking we used when we created them"

-Albert Einstein

State Chartered 1883



Newtown Hook & Ladder Co. No. 1, Inc.

P. O. Box 3911, Newtown, Conn. 06470-3911

Timeline of Events Newtown Hook and Ladder, Co. #1

The original firehouse was torn down to make way for the town hall in the early 1930s. As construction on the town hall progressed, a building to house the town snowplow, a fire engine and jail was built in its current location. By 1940 the need for a larger town garage was priority and a location was chosen on Church Hill Road for a three bay structure with a dynamite shed. The old building was then given for use to the Newtown Hook and Ladder fire department and placed under " the care and jurisdiction" of newly formed board of fire commissioners. By 1960 with the increasing number of fire calls in the town and poor response of the outlying districts, a budget was planned for a 6th fire company. Under the direction of the board of fire commissioners, headquarters company was formed. Soon after, an addition was planned and funded by Hook and Ladder to include 4 bays to accommodate an additional tanker and pumper for Headquarters company. These two trucks responded to all calls regardless of size, location or type. Both of these trucks were also painted white to differentiate them from other companies' apparatus. Following, The Dodgingtown Fire Co. ordered a pumper truck in white to match an existing brush truck. It was at that time Engine 1 and Tanker 1 went off to the paint shop for a heavy coat of red paint. Headquarters company was later broken up and Engine 1 remained at Hook and Ladder and Tanker 1 eventually went to Sandy Hook to become Tanker 9. By 1985 the addition that was completed in 1969 had started to show serious signs of decay. Pressure treated wood was installed to prevent the brick façade from collapsing into the parking area and remains there to this day.

1. 1989 – Fire code updates resulted in the loss of an apparatus bay
2. 1997 – Condemning of building due to structural issues. Installation of steel beams for reinforcement to shore up floor loads, resulted in loss of lounge in basement.
3. 1999 – Town hires Kaestle Boos architectural firm for space needs study. Determined the firehouse hosts structural issues that need to be addressed immediately.
4. 2002 – Newtown Hook and Ladder proposes to build and fund a 3 bay addition to east side of building. Hook and Ladder applied for rear lot line setback variance. Variance was not granted and had much public opposition. Hook and Ladder filed suit against BZBA.
5. 2003 - Selectman withdrew their support of the project and asked us to terminate our efforts. Hook and Ladder spent in excess of thirty thousand dollars on legal and engineering expenses related to that project.
6. 2004 - Newtown Hook and Ladder builds and funds rehab to ambulance bay on east side of building to help accommodate newer larger apparatus. Hook and Ladder spends in excess of twenty thousand dollars.
7. 2007 – Newtown Hook and Ladder builds and funds addition to west side of building to accommodate newer town owned apparatus at a cost of ten thousand dollars.
8. Present- Newtown Hook and Ladder is actively pursuing and funding the development of property on Sugar Street for future firehouse. To date Newtown Hook and Ladder has spent in excess of fifteen thousand dollars toward this effort and the town has contributed approximately fifteen thousand dollars.

Approximate loss of space over 20 year period. 1,000 sf

Approximate total of costs funded by Hook and Ladder for renovation and proposals over 20 year period \$ 75,000.00

Att. H

Sue Marcinek

From: Po Murray [pomurray@charter.net]
Sent: Thursday, October 01, 2009 9:37 AM
To: JOHN KORTZE (E-mail)
Cc: Paul Mangiafico; Joseph Borst; Herbert C. Rosenthal; Robert Tait; Po Murray; PAT LLODRA (E-mail); Joseph Hemingway (Joseph Hemingway); Joseph DiCandido; John Torok; John Aurelia; Jan Brookes; Gary Davis; FRANCIS PENNAROLA (E-mail); Paul Lundquist; DAN AMARAL; Will Rodgers; HARRISON WATERBURY; JAMES GASTON (E-mail); Joseph Kearney; Martin Gersten; MICHAEL PORTNOY (E-mail)
Subject: CIP questions

Dear John,

Thank you for making the CIP available on the website and I have picked up the CIP binder.

I have had a chance to review the CIP in greater detail and I am interested in getting more information on the town-side CIP being presented tonight. I am hoping that your board will be able to help gather the additional information I am seeking during your deliberations. Sorry for the late notice but I just reviewed the details yesterday. If this information cannot be found during the BOF meetings due to lack of time, I am sure the LC could pursue it.

Thank you and see you tonight.
Po

All projects:

Original date of request for all capital requests on the BOS and the BOE CIP list.

Fletcher Thompson has provided cost estimates for the flat roof replacement on 6-9-09. Do we have cost estimates for the other projects requested in year one 2010-1011?

Capital Road Projects:

Road/bridge project list for 2010-2011 is almost exactly the same as 2009-2010 request from last year's CIP. The only difference is that Castle Meadow Bridge is off the new request (federal stimulus fund). The lists for 2011-2014 are the same as well and 2015 has slight variation for road resurfacing. Why?

Requests for road repair spans three years for some roads. For example:

- Brushy Hill is for three years totaling \$1.05MM
 - Butterfield Road for three years totaling \$900K
 - Eden Hill/Hi Barlow for three years totaling \$750K
- Why?

FFH:

Greenwich Hall demolition and Bridgewater demolition costs were used as estimates for future building demolition on FFH. What was the cost for demolition phase of Greenwich Hall and the cost of the construction phase of the parking lot?

The requests for infrastructure improvements span five years. What is the benefit of staging this work? Will the underground utilities/sidewalks/roads be done in stages at different locations of the campus? Would it make more sense to knock the buildings down first, complete the underground utilities, then finish the roads/sidewalks etc...?

Fire:

Is the first year of request for the SH substation?

Hook and Ladder: What is the basis for the cost estimate of \$1.5MM? Should this request be included if land has not been secured for the location for the new building.

P&R:

The voters recently approved \$350K for the maintenance facility upgrades. I noticed there is a request for additional \$350K. Can we receive a copy of the cost estimates and the type of work that will be completed for \$350K already approved? I am looking for a detailed list similar to the Hawley HVAC description and project purpose.

Is it feasible to get a copy of the utilization rate of Treadwell pool, Eichler's Cove, gymnasiums, fields, and classrooms for P&R purposes?

Can we be provided with P&R's detailed study with growth estimates, staff projections, and space needs assessment similar to the study done by the Police Department?

Can we be provided with the parking improvement plan at Treadwell Park? Fred Hurley's crew spends unidentified number of hours at FFH to perform unidentified amount of in-kind work. Can Fred Hurley's crew work on Treadwell Park to increase parking spaces?

Tech Park/Economic Development:

The request for \$540K for a shared driveway construction is to support a 100,000sf building on the site. What is the return on investment of the \$ being spent for this purpose factoring in business incentive program costs etc...? And when do they foresee that the 100,000sf building will be occupied?

What is the status of the lease spaces currently available in Newtown?

Sue Marcinek

From: Kortze, John [john.kortze@wellsfargoadvisors.com]
Sent: Monday, October 19, 2009 9:38 AM
To: susan.marcinek@newtown-ct.gov
Subject: FW: CIP

From: Michael Burton [REDACTED]
Sent: Saturday, October 03, 2009 12:54 PM
To: Kortze, John [FTU Notes]
Subject: CIP

John -

I received a request for some information from Bob Tait, on behalf of Po Murraay. He indicated I should respond directly to you. The Sandy Hook Substation addition was first requested by the Fire Company on November 27, 2006. The Board of Fire Commissioners did not move the request at that time. The issue of fire truck replacements for engines #221 and #441 were a higher priority. The need has greatly increased since that time, and the Board placed it in the current Capitol request.

I am not sure if you are considering the Newtown Hook and Ladder issue. Since it was referenced in Po Murray's inquiry, I will give you the information, and leave it up to your Board. The issue of the Newtown Hook and Ladder firehouse, as you are probably aware, has been around for many years. Side notes have been placed in the Fire Department budget for years. This year, the Hook and Ladder Fire Company approached the Board of Fire Commissioners with a request for \$3.5 million for repairs and renovations to the existing firehouse building. The BOFC did not support that request for 2 reasons. The first was from a taxpayer standpoint, it was felt that \$3.5 million was way too much to be spent on that building. The second was the underlying concern of whether or not the request was for repairs to the existing firehouse, or if the funding would later be used to build a new station on another piece of land.

After lengthy discussion, and the BOFC's concerns for the \$2 million in Town owned equipment inside the building, a figure of \$1.5 million was moved for the project. The feeling on this was either the existing building could have extensive renovations done to it for that amount, or in the latter case, Newtown Hook and Ladder would have some seed money for a new firehouse, but they would still have to contribute a substantial amount of their own money to the project. This has always been a bone of contention between the various departments, since the other 4 departments have historically built and improved their own fire stations, and Hook and Ladder operated out of a Town owned building.

Since the request was only for the repair of the existing firehouse, the selectmen's feeling was to not put a large amount of money into that building, and the request was denied. The issue remains, however, as to the long term solution of the problem. The Board of Fire Commissioners is not looking forward to the day when a decision will have to be made about what to do about fire protection for their district if the fire apparatus must be removed from that building.

I will be happy to answer any more questions you or your Board may have.

Mike

Hotmail: Free, trusted and rich email service. [Get it now.](#)

10/19/2009

From: Fred Hurley [<mailto:fred.hurley@newtown-ct.gov>]
Sent: Thursday, October 01, 2009 3:57 PM
To: robert.tait@newtown-ct.gov
Subject: RE: CIP questions

Hi Bob,

Unfortunately the answer for the capital roads is simple. The requests remain the same because the projects haven't been funded. The other part of the answer is that we have traditionally staged large road projects over several years to ensure that all parts of town get some attention each year. Thus, while Brushy Hill might need \$1 Million to fix a third would be done each year for three years. By the way, these exact same answers have been given at other meetings the questioner has attended.

All the best, Fred

Sue Marcinek

From: Kortze, John [john.kortze@wellsfargoadvisors.com]
Sent: Monday, October 19, 2009 9:38 AM
To: susan.marcinek@newtown-ct.gov
Subject: FW: CIP questions

Here you go...

From: Bob & Kathy Geckle [REDACTED]
Sent: Sunday, October 04, 2009 6:12 PM
To: Robert Tait; john.kortze@wachoviasec.com
Subject: RE: CIP questions

John: not sure I understand general question for all re : " original date of request " of capital projects ... I guess the answer for FHH is 9/09... the other items are as follows : the demo of Greenwich house was between \$2.0M and @2.2 M of the total \$3.5m cost: question # 2 ... of course we staged this work for several reasons including : ... we would complete sections of the campus without disturbing the work in the future; programing the work for anticipated development of the campus ,etc....so yes we gave some intelligent thought to this in spite of Po's suspicions to the contrary. At the next meeting , we lay out what we believe is required for FHH (eg demo of buildings) and what will be done only if there is commercial or public sector needs(eg additional parking, expansion of utility feeds,etc) . Bob

From: robert.tait@newtown-ct.gov
To: amy.mangold@newtown-ct.gov; fred.hurley@newtown-ct.gov; mburtonbuilders@live.com; randkgeckle@msn.com; elizabeth.stocker@newtown-ct.gov
Subject: FW: CIP questions
Date: Fri, 2 Oct 2009 16:49:34 -0400

Hello,

John Kortze would like you to answer these questions directly to him. He would like to handle them in a public forum.

Bob

Hello All,

Please see questions below regarding your CIP requests. If you can answer them before tonight's meeting that would be great. Otherwise we can get them for the next meeting.

Thanks,

Bob

10/19/2009

Parks and Recreation's responses to Po Murray's Questions. 10/16/09

The voters recently approved \$350K for the maintenance facility upgrades. I noticed there is a request for additional \$350K. Can we receive a copy of the cost estimates and the type of work that will be completed for \$350K already approved? I am looking for a detailed list similar to the Hawley HVAC description and project purpose.

It should be clarified that last year, Parks & Recreation's original CIP request detailed a \$700,000 project to renovate the maintenance building. At the selectman review, Paul Mangiafico suggested that since the BOE uses half the building, half of the funding should be removed from the P & R project and the BOE should put it in their CIP. Despite Mr. Mangiafico's assertions, the BOE utilizes only a small portion of the building (primarily for warehousing materials) and the \$700,000 renovation represented primarily space and facilities utilized by Parks & Recreation (locker rooms, garage bays, office space, etc.) Ultimately, the town approved one-half of the expenditures to complete a portion of the upgrades while indicating that the balance required completing the renovation would be considered in the following year.

We have \$350,000 in the current fiscal year which will be prioritized on the main infrastructure components of renovating the building. This includes, but is not limited to:

- Windows.
- Doors (including garage doors).
- Heating, ventilation, and air conditioning main components.
- Electrical system (most of building requires re-wiring).
- Bathroom construction and renovations.
- Locker room construction.
- Code compliance.
- Break Room framing and parts room framing.
- Fire alarm system as required.
- Technology infrastructure for internet, radio, and tele-data communications.
- Repair Building drainage and lot grading issues

The second phase, or essentially the second \$350,000, will complete the items listed above as required. It will also "finish" the facility as far as fitting out office space for the Assistant Director, Park and Field Operation Supervisors, as well as the Mechanic. The items included in this phase, but not limited to are as follows:

- Installation of telephone system for building.
- Installation or completion of building security and fire alarm systems.
- Pave graded parking and exterior work areas.
- Fence "Yard" or active work space behind existing building, including gates.
- Pour concrete slab to replace existing loose wood suspension floor.
- Fit out combination conference/break/lunch room.
- Install lift and curtain walls to divide shop space.
- Install exhaust ventilation systems per code for shop area.
- Replace all facility lighting with energy efficient applicable fixtures, including exterior.
- Install video training equipment to comply with OSHA training regulations.
- Furnish required offices and rooms as needed.
- Install required data lines and computer terminal stations required for administrative staff.

Our intention is to provide a functional, efficient, and modern maintenance facility that will serve the Town for decades to come. We have requested numerous solutions over the past 7 years, none of which were this facility which were given by the Selectmen. It was the understanding when we were given this building that it needed a complete renovation to meet our needs. The current request is simply the minimum required to accomplish these goals. We are building for the future, and the efficiency of our department

Is it feasible to get a copy of the utilization rate of Treadwell pool, Eichler's Cove, gymnasiums, fields, and classrooms for P&R purposes?

During the summer we require that our gate guards keep a tally of the number of users at the Treadwell pool and Eichler's beach facility.

For the 2009 season the weather greatly reduced beach and pool usage but we still had a substantial number of users. We had 18,791 visitors to Treadwell pool and 3,369 visitors to Eichler's beach. This does not include any numbers for swim lessons, Day camp and other groups who use our pool such as Continuing Education and Misty Morning or the Torpedo's summer swim team. Additionally, the numbers do not include the High School, which also uses Treadwell pool for swim team practices. Those numbers can be provided upon request. We sold a total of 630 resident family passes and 42 non resident family passes, 71 individual passes and over 234 daily passes for Treadwell pool and Eichler's beach.

In the school gymnasiums we have 200-400 per season two to three times a week average for our programs. This does not include over 1300 kids for the Newtown Youth Basketball Association who also utilize the school gymnasiums. They Newtown Youth basketball practices have been reduced from 2 hours to 1 ½ hours for older recreation players and to 1 hour for younger age groups. Recreation league practices are held once a week. Along with these reductions, basketball is now paying over \$30,000 independent from Parks and Recreation to rent gymnasium space at NYA because of lack of sufficient time in town/school facilities. The usage of school gym space does not include any programs sponsored by the schools such as middle school basketball or the youth color guard. In the summer we have over 1500-2000 kids in our sports camps and 100-200 in our special needs sports camps using these school facilities two to three times per week.

Parks and Recreation fields service over 4,000 participants with sports camps, softball, football, baseball, lacrosse, and soccer and high school sports. Newtown soccer schedules 125 events per week including games, practices and camps. Each organization has similar statistics.

In the school classrooms we serve 300-450 kids per week with programs such as knitting, science, arts and crafts, cooking, acting, legos, etiquette, film making and yoga. As with gymnasiums we also have to work around the school schedules. Because our programs take a back seat to school functions we are often bumped from our space. In addition, we are typically not permitted access to the schools on holidays, vacations or days when schools are closed. Sunday access is permitted provided that we pay fees to cover the cost of custodians. We also can not run any programs during the hours that the schools are in session, limiting us to late afternoon and evening programs. We try to gain as much usage as possible, many of our programs run until 9:30 p.m. on weeknights.

Can we be provided with P&R's detailed study with growth estimates, staff projections, and space needs assessment similar to the study done by the Police Department?

In response to this question, Parks & Recreation Director Amy Mangold recently met with Chief Kehoe to discuss the police department assessment. The assessment that Chief Kehoe presented was done by an expert at a cost of \$12,000. While Parks & Recreation has not conducted a detailed study such as prepared by the Police Department, we have begun an

internal analysis of staffing changes that would likely be required to support additional responsibilities associated with a community center. With regard to additional staffing to support future programming, a detailed planning review has not been initiated at this time.

With regard to Parks staff, Assistant Director Carl Samuelson maintains a report detailing current responsibilities and the time spent on these responsibilities. The report was presented during last year's budget process to support Park & Recreation's request for an additional staff member to help alleviate a severe manpower gap. The requested position was removed from our budget despite the evidence suggesting that the department currently operates with a labor deficit in excess of fifty hours per week. A copy of this Report is available upon request to the Director of Parks and Recreation.

The Parks and Recreation Department would benefit greatly from having a professional assessment of current and future staffing requirements.

Can we be provided with the parking improvement plan at Treadwell Park? Fred Hurley's crew spends unidentified number of hours at FFH to perform unidentified amount of in-kind work. Can Fred Hurley's crew work on Treadwell Park to increase parking spaces?

We are working on a traffic flow and Parking Plan for Treadwell Park. The goal of the plan will be to improve the traffic pattern at the Park either by setting up a circular pattern or establishing separate parking areas for different venues. In either case, it is clear that usage of the area approaching the Treadwell maintenance building will be required to provide additional parking and improved traffic management. Although Fred Hurley and the Highway Department have helped with smaller parking improvements at Treadwell in the past, the current need for expansion is more complicated and complex than previous efforts to simply carve out additional parking spaces. Given the complexity of the project (including driveway access), we do not believe that it is in the Town's best interest to rely on Highway Department resources to complete such a project although we would seek their input in the planning process.

It must be noted that while parking improvements at Treadwell are considered critical given the record utilization of Treadwell park facilities, this project is dependent on the completion of the Fairfield Hills maintenance facility upgrades also requested in the CIP. Only after the FFH improvements are completed may we remove all vehicles and equipment from the Treadwell facility. At that time, the existing building at Treadwell will be available to house supplies and equipment now stored at the Pool House building (the equipment currently stored in the pool building will soon be displaced as a result of the building's expansion in the coming year).

It is estimated that re-utilization of the space around the Treadwell maintenance building will yield approximately 65 additional parking spaces.