

3 MAIN STREET
NEWTOWN, CT 06470
Maureen.Will@newtown-ct.gov



MAUREEN A. WILL
Director

TOWN OF NEWTOWN

EMERGENCY COMMUNICATIONS

September 16, 2010

First Selectman Patricia Llodra
Town of Newtown
3 Primrose Street
Newtown, Conn. 06470

Dear Mrs. Llodra:

During the afternoon hours of July 24, 2010 a request for help came to me from the Director of Communications in Bridgeport, Doree Price. Two Bridgeport firefighters had lost their lives during a fire operation and subsequently the on-duty fire communication operators felt that loss. I was requested to coordinate the Telecommunicator Emergency Response Taskforce (TERT) for deployment to the Bridgeport Communications Center (combined Police/Fire/EMS Center).

This is the first time in the history of the Newtown Emergency Communications Center that a TERT callout was activated. Within hours the TERT coordinator Michael Boucher was enroute to Bridgeport to set up the schedule and assist in covering their Center until the crisis was over. The TERT activation lasted until after the funerals of the firefighters. During this seven (7) day time frame Emergency Telecommunicators from all over the State of Connecticut responded to the call for help.

I am extremely proud and grateful with the role that my staff played during this tragic event. They performed with true professionalism which has reflected positively on the NECC staff and the Town of Newtown. Three staff members, ETD Michael Easter – ETD Thomas Ramsdell and ETD Christopher Campbell actively worked in the Bridgeport Center handling both Police and Fire calls. ETD Jennifer Barocsi and ETD John Facto while not directly responding to Bridgeport made themselves available to cover shifts so that the others could fill in. These staff members are examples of the true professional Emergency Telecommunication Dispatcher.

The TERT activation lasted one week and there was no overtime cost to the Center or the Town of Newtown during this time period. My staff and staff members of other agencies such as Northwest Connecticut Public Safety (of which I sit on the Board of Directors), Litchfield County Dispatch, as well as Farmington and Cheshire Police Departments, donated their time and days off to assist our counterparts in Bridgeport.

Much media attention was centered on the tragic loss of those firefighters and the public support of the members of the fire companies as is fitting however no one commented on the on-duty Telecommunicators who were staffing those phone and radios, who heard the calls for help and immediately responded. They too were in crisis and in need. We in communications are often the forgotten first responders, but when we hear the call for help we gather our forces and quickly and quietly get the job done.

I am proud of the response of my staff and also proud to know that when a city the size of Bridgeport needed help they could call on us here in Newtown to lend a hand. As the Director of Communications and proud member of the Managers of Emergency Communications Association (MECCA) I saw firsthand all the hard work that we put in to training, procedures and practices come together and work. I have enclosed letters that I have submitted to my staff as well as copies of certificates for them. I am awaiting letters from Bridgeport which also document their roles and as soon as I receive them I will forward to your office.

Respectfully,

A handwritten signature in cursive script that reads "Maureen Will". The signature is written in black ink and is positioned above the typed name.

Maureen Will – Director
Newtown Emergency Communications Center

Enc: 2 Sets

Susan Marcinek

From: Elizabeth Stocker [Elizabeth.Stocker@Newtown-CT.Gov]
Sent: Monday, August 23, 2010 12:28 PM
To: pat.llodra@newtown-ct.gov
Cc: 'John Reed'; Bob Rau; 'Frederick W. Hurley Jr.'; Bob Tait; 'Wes Thompson'; maryjane.mcnamara@newtown-ct.gov; 'Susan Marcinek'
Subject: Grant Summary Report for August 2010

Dear Pat;

The following is a progress update on active and pending grants.

Newtown Tech Park – (\$500,000 STEAP) All funds (\$500,000) have been requested from the state and all grant funds were expended by June 30, 2010. Fifty percent of the funds (\$250,000) were transferred and expended on construction work at the Fairfield Hills campus. The grant period ran through June 30, 2010. A final semi-annual report to the State DECD was issued in July 2010.

The STEAP balance was combined with encumbered EDC operating funds to permit us to move forward with the engineering services necessary for an Inland Wetland Commission and Army Corp. of Engineers permits for a driveway to serve the Tech Park property. An application to the Newtown IWC was filed on April 12, 2010. Public hearings were conducted and action on the application is forthcoming.

The site is actively listed for sale and is being marketed. A marketing action to reach out to architects, developers, businesses and others in the fields who may have connections to technology sectors will be developed. The approach will be to spread the net wide and far to attract a business and/or a developer who will develop and occupy the site.

We activated the contract for the Municipal Development Plan (MDP) for the Technology Park and the EDC will be proceeding with the project. Funds for this work was allocated by the EDC from the encumbered operating budget.

Dept. of Housing and Urban Development (HUD)

Nunnawauk Meadows – (\$600,000 Small Cities CDBG) The work on the alarm system, the kitchen rehabilitation work and paving is completed. This grant project is complete, monitoring of our records by the State has been completed and a letter from the State that confirms the completion of this grant project was issued. This grant is now closed out.

Nunnawauk Meadows - \$700,000 Small Cities CDBG – Pending

The Board of Selectmen held a public hearing on April 5, 2010 to solicit ideas and comments from the community and to discuss ideas for grant applications. Newtown Housing for the Elderly, Inc. requested funding for housing rehabilitation at Nunnawauk Meadows. The Board passed a resolution to apply for up to \$700,000 for housing rehabilitation work at Nunnawauk Meadows. L. Wagner & Associates was selected to make the application on behalf of the Town and will administer the grant if successful.

Fairfield Hills

Asbestos Removal (EPA \$200,000) – The Board of Selectmen passed a resolution (10/20/08) authorizing the First Selectman to accept the grant. A Cooperative Agreement was entered into with the Environmental Protection Agency (EPA). The project is close to completion. The funds were used to clean up the asbestos and hazardous materials in the Stratford building and two duplexes. R.W. Bartley & Associates was the Licensed Environmental Professional (LEP) selected for the project. I am the project manager and spokesperson for the grant project. The records are maintained in my office at the Newtown Municipal Center and are open and available to the public. Documents have been posted to the Town web site and to the Fairfield Hills web site. The public comment period will remain in effect throughout the clean up process.

EPA approved our proposed budget for the \$40,000 cost share which proposes in kind and minor expenditures. The Fairfield Hills Authority (FHA) provided the necessary funds for the temporary electric service to Stratford and the duplexes. Additional FHA operating funds were approved for the environmental assessment (survey) of all duplexes and some clean up funds needed to complete the second duplex project. I am maintaining an accounting of my time spent on eligible activities and requested participation with the same from DPW (Fred) and FHA (Bob Geckle/John Reed) in maintaining records for all staff time spent on any aspects of the clean up project as they will be applied as in-kind services for the cost share.

Our kick off meeting with our EPA rep was held on June 4 2009. Soon afterwards a map showing the various buildings on the campus was sent to EPA to see if the staff will support applications for each building as independent projects. If they determine that we can proceed with an application for each building then we can apply for a \$200,000 assessment grant per building and a \$200,000 clean up grant per building. No

determination has been made to date. The EPA criteria is that only one grant (max. \$200,000) per property is allowed.

Environmental Assessment Grant (EPA \$200,000) – A new round of applications for environmental assessment & clean up grants were announced last week. The deadline is October 15, 2010. I signed up to attend the EPA outreach meeting next month and contacted Arthur Bogen to be sure that he is ready to go. We will make application for an environmental assessment of the remaining buildings at the Fairfield Hills campus. Our previous application was disqualified on a technicality. The consultant (Arthur Bogen) informed us that he will assist us in applying for another grant for no fee.

Infrastructure (EDA) – A proposal for support of the Utility Loop at Fairfield Hills was submitted to the Naugatuck Valley Corridor Comprehensive Economic Development Strategy Board (NVC CEDS) on March 5, 2010. The proposal is to request support for funding \$ 660,000 toward a \$1,320,000 infrastructure project that involves undergrounding the existing electric & communication lines and extend the utilities to the duplexes and the other reuse buildings (Woodbury, Newtown, Stratford). Newtown's Fairfield Hills project was ranked as a Tier I project by NVC CEDS which opens us to application to EDA.

Stimulus Funding – A \$75,000 clean up grant was awarded for the duplexes by the Valley Council of Governments (VCOG) under the revolving loan fund. A kick off meeting was held May 14th, 2010. We are waiting for an assistance agreement from VCOG so that we can move forward. I expect that the grant will permit us to clean up one more duplex.

Kevin's Community Center (KCC) – (\$500,000 Neighborhood Facilities Program, Ct Dept. of Social Services Grant for fit out (construction) of space at the Newtown Hall Building on Fairfield Hills Campus) – The State Bond Commission (SBC) approved the change of location from Newtown Hall to a duplex on September 25, 2009. A planning meeting was held with representatives of KCC, FHA and TON staff on October 5, 2009. A recent meeting was held with members of the KCC board on August 11, 2010 at which KCC was informed that approximately \$326,000 would be needed for the infrastructure improvements for the duplexes. This expense leaves only \$174,000 for building renovations and fit out and a project manager. The \$500,000 grant to the Town of Newtown will be forgiven over a ten year period or \$50,000 per year. The grant requires Newtown to provide space for the provision of clinical health services for a ten year period. Should the clinic cease to operate before the ten year period expires, the Town will be required to pay back an amount equivalent to the time that remains. The Board of Selectmen have not passed a resolution to authorize acceptance of the grant at this time.

Animal Control Facility – (STEAP \$100,000) The grant was approved by the CT Bond Commission on Sept. 25, 2009. OPM sent out the award letter and the Dept. of Economic and Community Development (DECD) will administer the grant. A resolution was passed by the Board of Selectmen on March 1, 2010 which authorized the First Selectman to accept the grant. The assistance agreement was received, reviewed by counsel and signed by the First Selectman. The Mylar for the land was filed in the Town Clerk's office in November 2009. An executed deed for the former hospital sewer treatment plant is in my office. The deed has not been recorded due to Counsel's (David Grogins) recommendation that we explore any contamination issues before we process the transfer of land. In addition, the Charter requires the L.C to approve the gift of land pursuant to Section 7-90B.

Russell Bartley was retained for services that involve testing the water from the existing monitoring wells, installing a new monitoring well where an UST was removed and then quarterly tests for one year. The contract (approx. \$40,000) will be paid from the STEAP grant. The contract with Russell Bartley was executed by Joe Borst. Two rounds of testing for contaminants came back clean. We should be able to move ahead with filing the deed once the Legislative Council takes action on the land.

2010 STEAP Grant Applications – Three applications requesting a total of \$410,000 were filed with OPM on July 20th, 2010. Action is pending. The projects & amounts requested are as follows:

\$225,000 for the Sandy Hook waster line extension.

\$100,000 for the Sandy Hook Streetscape Program.

\$85,000 for completion of a shared parking area at Fairfield Hills campus.

Please let me know if you have any comments or questions.

Sincerely,

Elizabeth Stocker, AICP

Director of Economic and Community Development

3 Primrose Street

Newtown, CT 06470

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FAX: 203-270-4205

email: elizabeth.stocker@newtown-ct.gov

www.newtown-ct.gov

www.newtown.org

www.FairfieldHills.org



Town of Newtown Connecticut



Commercial Development Update

August 2010

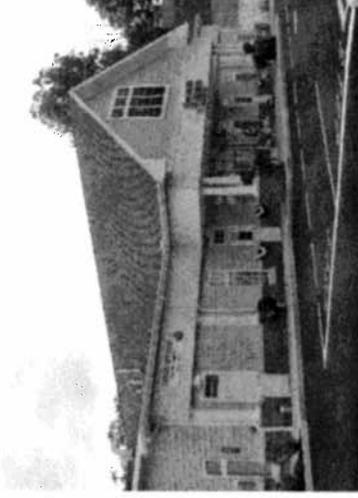


Projects Under Construction



Plaza South

72,000 sf - 266-274 South Main Street



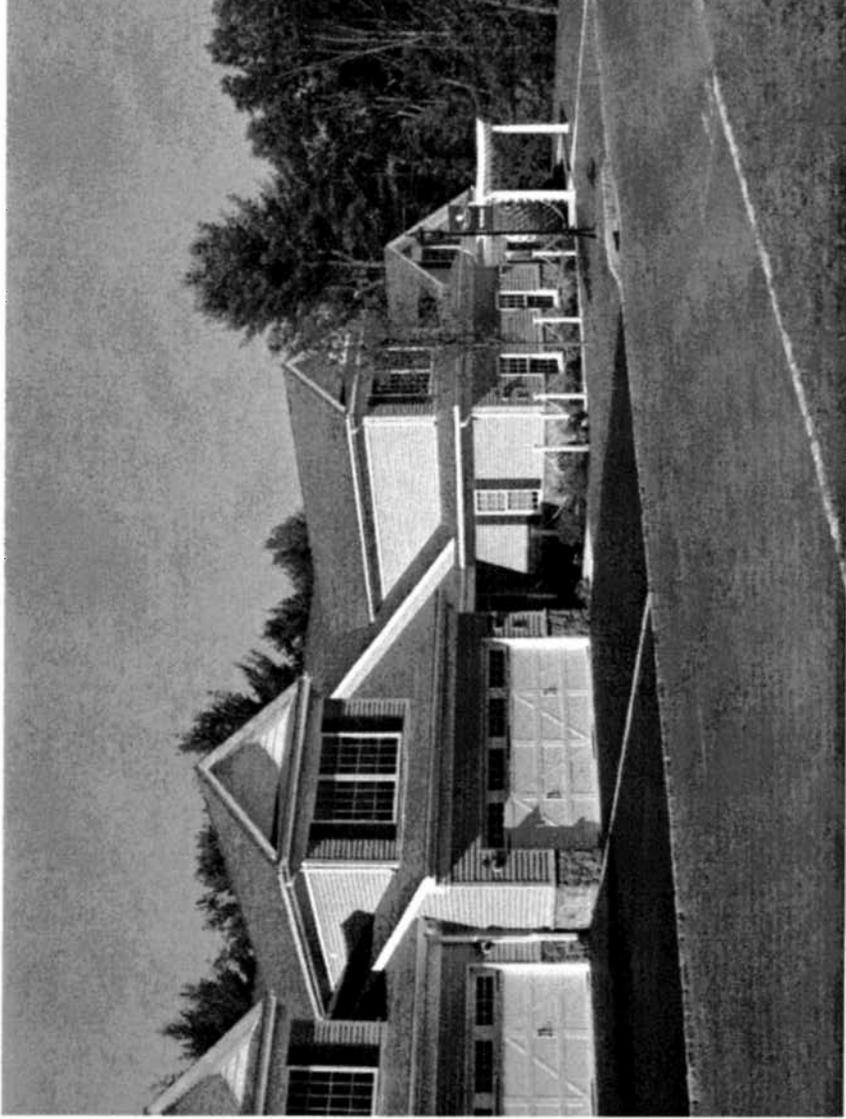
Tenants:

- Union Savings Bank (opened April 2010)
- The Learning Experience (opened July 2010)
- Building C – Subway, Liquor Store, Nail Salon
Bead Shop (to open fall 2010)
- Building D –Completion late fall 2010



Toll Brothers Regency at Newtown

54 Age-Restricted Homes



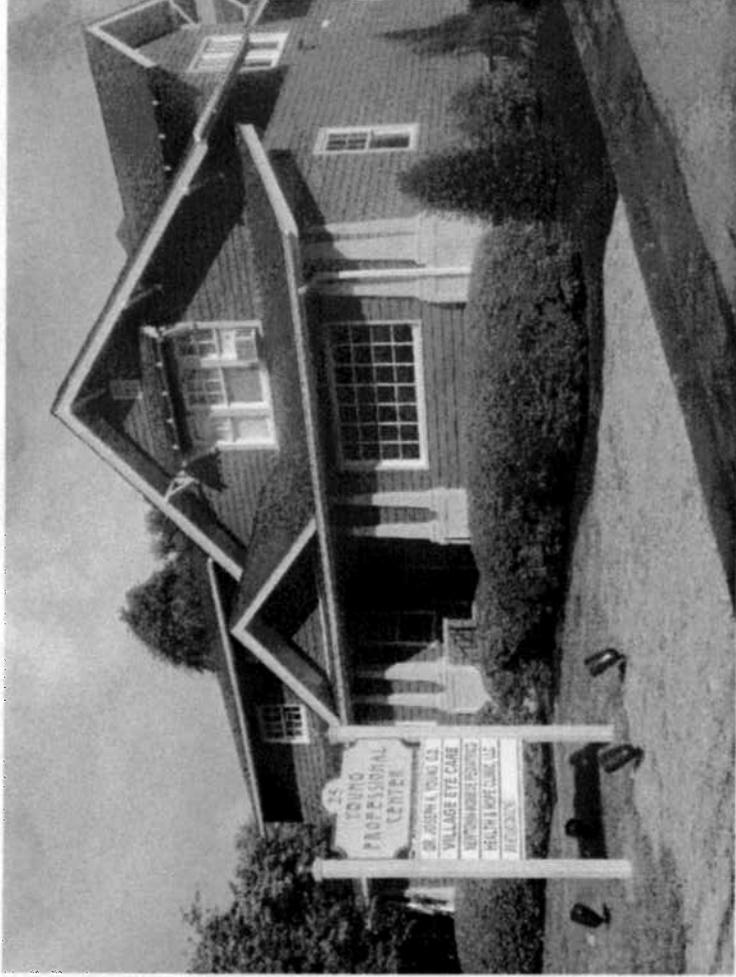
2 units left to sell (15 sold since Jan. 2010 with \$4,000 price increase)



Young Professional Center

6,500 sf renovation/addition –

25 Church Hill Road



Completed August 2010



Toro Restaurant

7,500 sf - 28 Church Hill Road

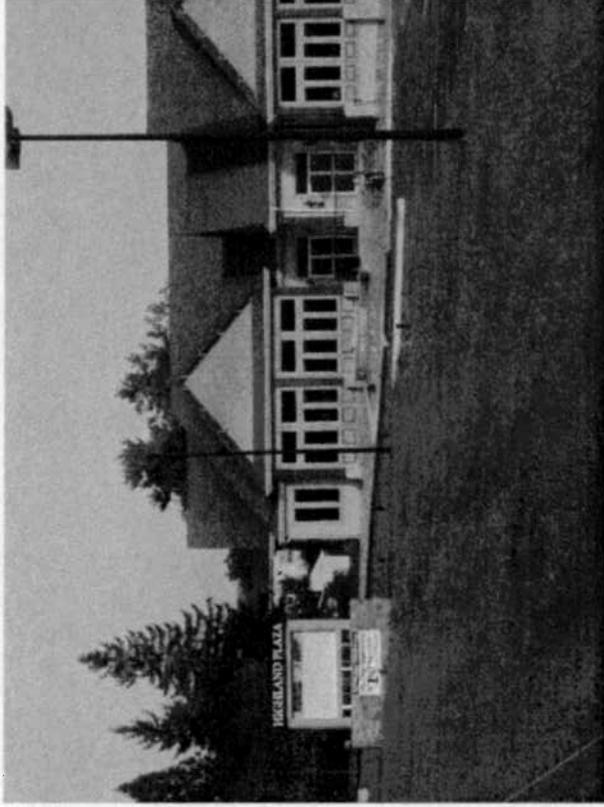


Expansion to second level underway



Highland Plaza

33,000 sf- 121-125 South Main Street
Phase 1 of 3 completed & occupied



Tenants:

Snap Fitness

Highland Self Storage

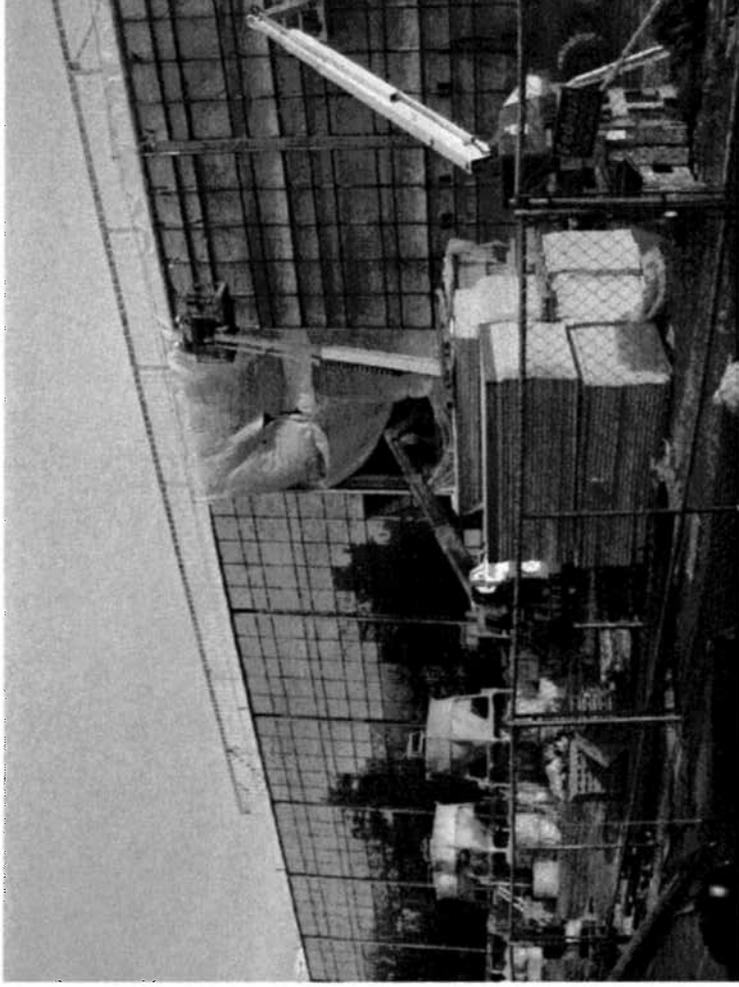
Nanavaty, Nanavaty & Davenport, CPA

Pacific Asian Bistro & Hibachi (opened June 2010)



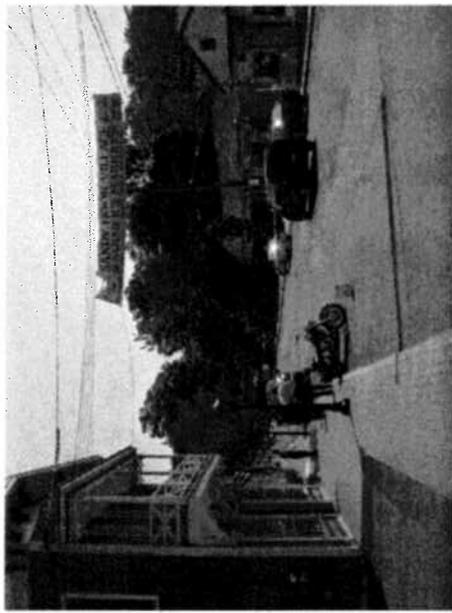
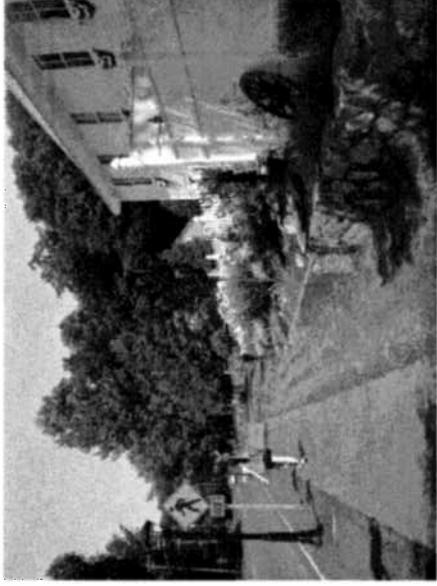
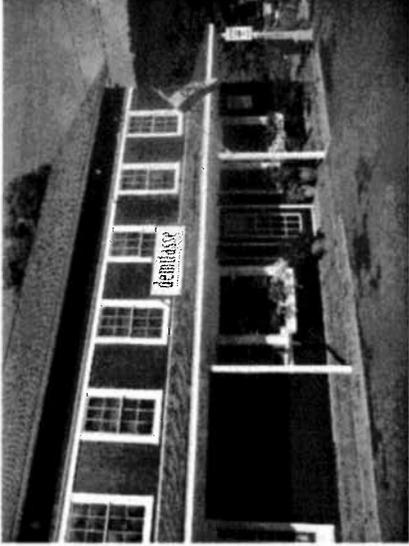
Newtown High School Addition

27,000 sf - Berkshire Road





Sandy Hook Center Revitalization



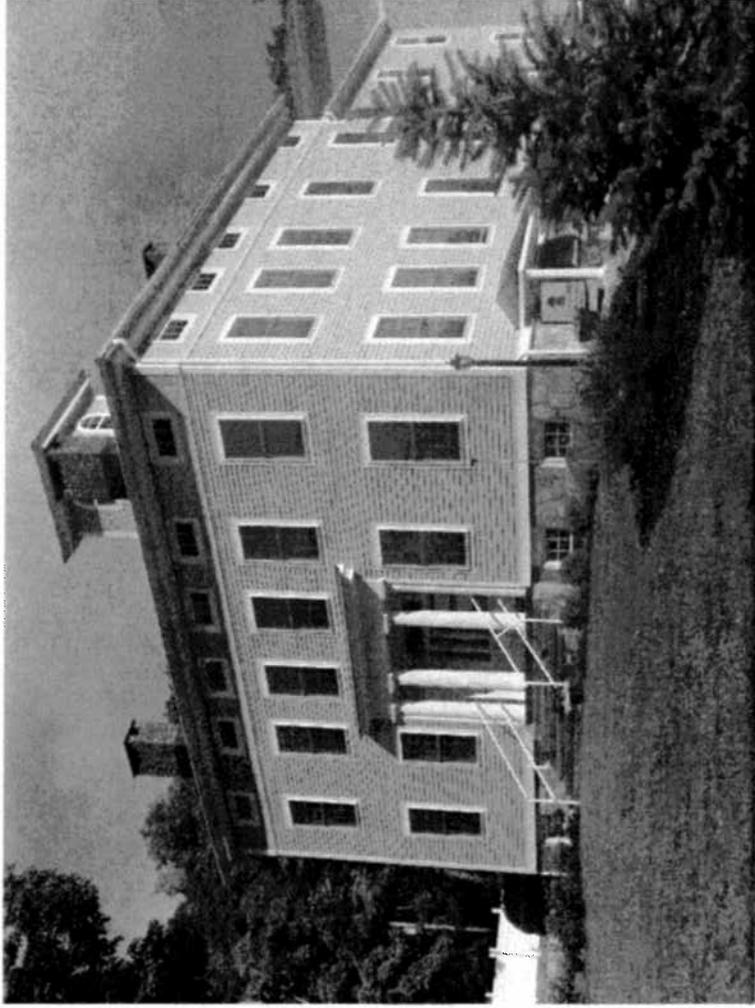
Pilot Streetscape Completed in 2007

\$1 million planned over next 5 years – water line extension underway



Sandy Hook Center Revitalization

15,000 sf- 107 Church Hill Road



Before streetscape

Phase 1 (of 2) occupied with tenants
Phase 2 includes rental housing over commercial



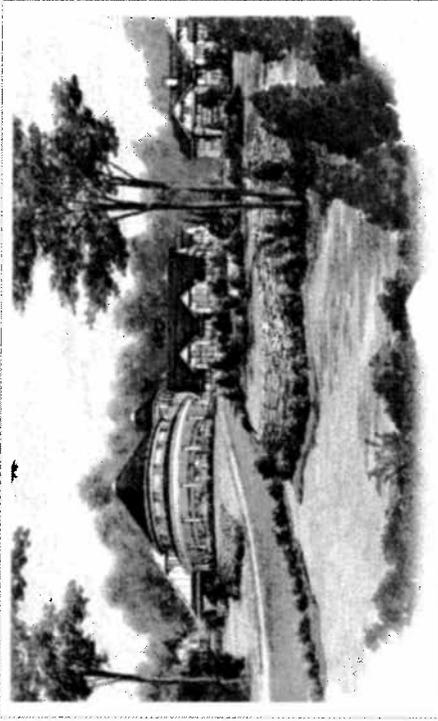
Projects Approved for Construction



The Woods at Newtown

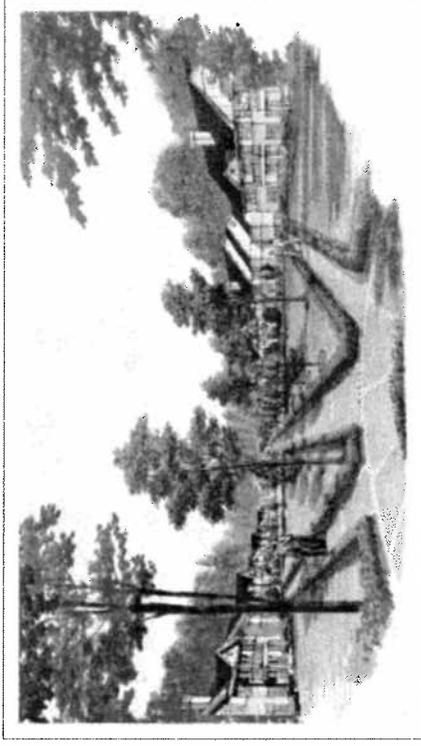
132 Age Restricted Condominiums & 46 Independent Condominiums

The Woods at Newtown
NEWTOWN, CONNECTICUT



Architectura
520 River Road, Middletown, New Jersey 08845 Telephone 908.866.4455 Fax 908.866.4455

The Woods at Newtown
NEWTOWN, CONNECTICUT



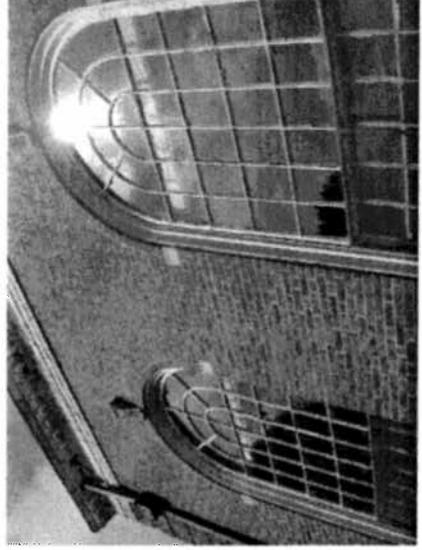
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Fairfield Hills Campus

Master Plan Allows Commercial Reuse & Redevelopment

Commercial Broker Engaged



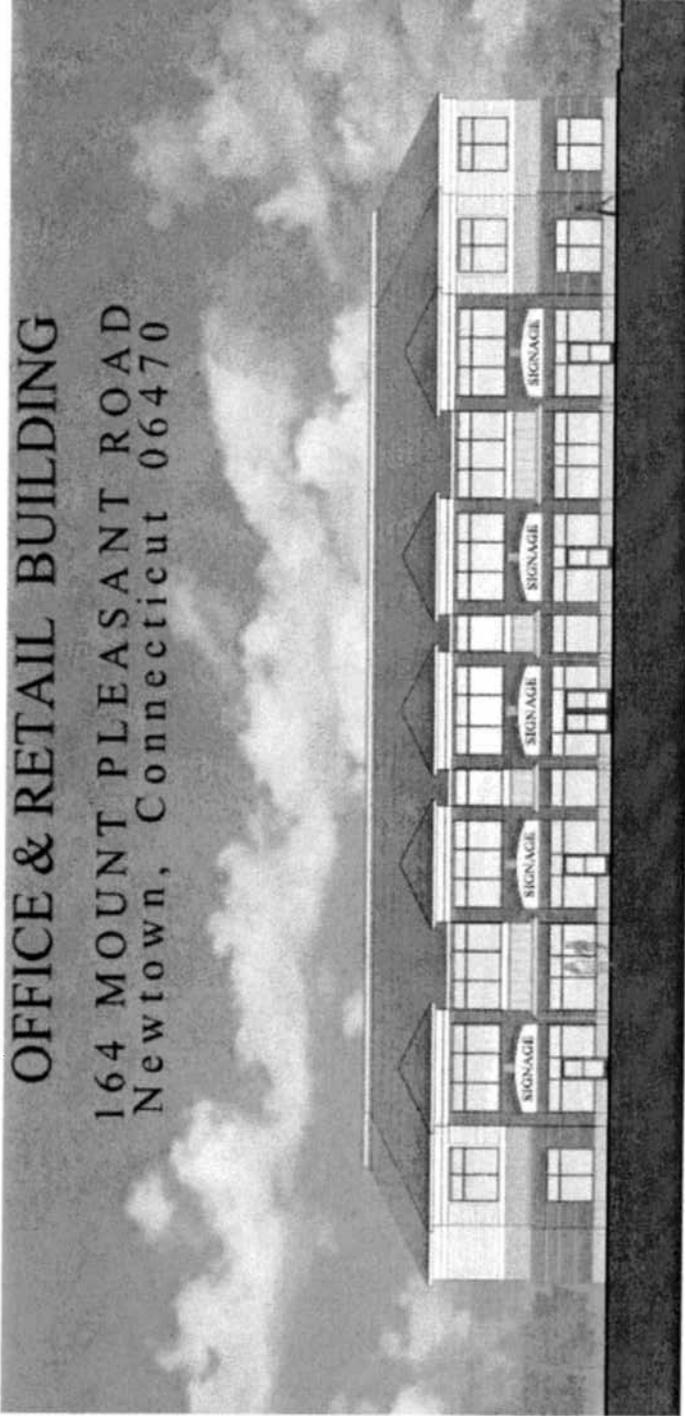


Mixed Commercial Building

26,400 sf- 164 Mount Pleasant Road

OFFICE & RETAIL BUILDING

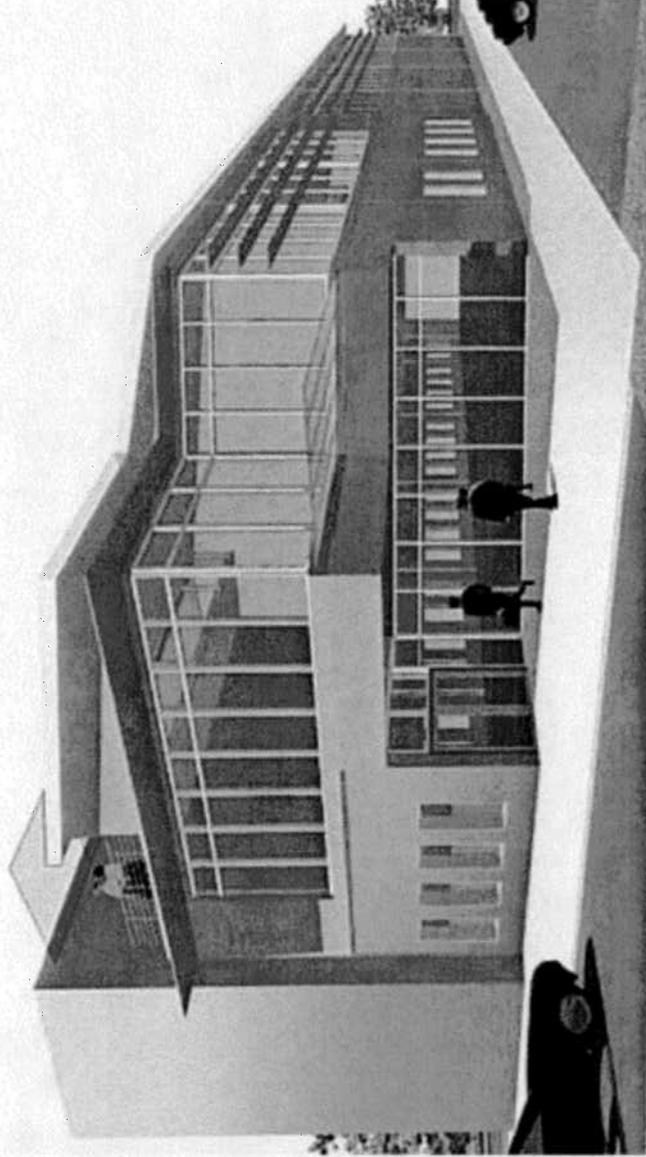
164 MOUNT PLEASANT ROAD
Newtown, Connecticut 06470





Professional Office Building

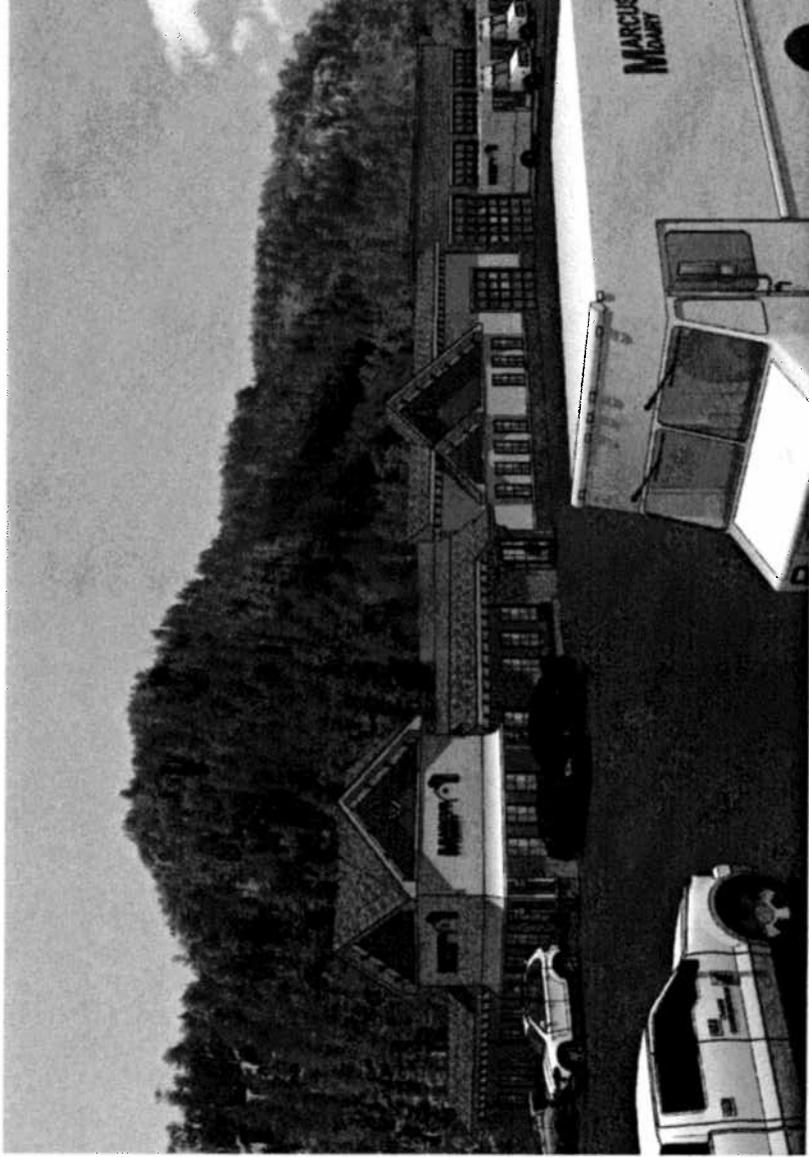
20,000 sf - 174 Mount Pleasant Road





Flex Industrial Space

34,900 sf- 352 South Main Street





Projects Approved for Construction

- Advanced Fusion Systems – Edmond Road – to occupy 211,282 sf & add 30,800 sf – former Pitney Bowes plant for Manufacturing & Research & Development (200+ jobs)
- Newtown Savings Bank – 2 Riverside Road - 5,000 sf - new branch office
- The Villa- 4-8 Riverside Road- 22,000 sf – multi-phased mixed commercial & rental uses
- Walgreens- South Main Street- 15,000 sf new construction (permits for \$1,7 mill building)
- Tom Brook LLC- 75 Church Hill Road- 7,500 sf new construction (site is cleared)
- Brom Enterprises LLC – 183 Mt. Pleasant Road – 17,000 sf medical office building – new construction (site is cleared)
- Newtown Animal Hospital – 164 Mt. Pleasant Road – 16,500 sf new construction (larger mixed use building also approved)
- Newtown Self Storage- 137 South Main Street- 3,000 sf addition
- Braun Moving- 46 Barnabas Road- 81,000 sf addition
- Gas Stop- 47 Church Hill Road- 3,200 sf new construction
- Mathison Flooring- 133 South Main Street- 3,500 sf addition
- Seven Berkshire LLC- 7 Berkshire Road- 7,500 sf new construction
- 50 South Main Street Association- 50 South Main Street- 7,800 sf new construction
- Berkshire Plaza- 146-148 South Main Street- 17,000 sf new construction
- Grace Christian Fellowship Church- Covered Bridge Road- 42,300 sf new construction



Projects on the Drawing Board



Planned Projects

New Construction:

- H & Y Construction- 27 Church Hill Road- 6,500 sf - medical office building
- Taunton Hill Road LLC – 25 acre equestrian estate
- International Tennis Center – Mt. Pleasant Road – 100,000 tennis training facility
- Dr. Beck – 12 Queen Street – 6,500 sf medical office building
- Newtown Technology Park – 6-8 Commerce Road – 100,000 sf – 25 acres industrial/business park (wetlands permits pending)
- River Park Properties – 19 Commerce Road – 14,000 sf industrial flex space
- Goodhouse Flooring LLC- 3 Turnberry Lane- 5,000 sf

Renovations:

- Duplex at Fairfield Hills – Kevin’s Community Center – 4,200 sf – \$500,000 grant approved for medical clinic facility
- Stratford Hall at Fairfield Hills – Commercial – 9,000 sf – Environmental Clean Up Completed
- Duplex 58 & 59 at Fairfield Hills – 4,200 sf – Environmental Clean Up Completed
- Town of Newtown Parks & Recreation Facility Concept Design Underway



Job Growth – Major Employers

	Aug. 2010	Jan. 2010	Diff. Jan/Au
Town of Newtown, Board of Education	901	880	21
Masonicare at Newtown	315	282	33
State of CT-Dept. of Corrections	302	305	-3
Taunton Press	244	250	-6
Charter Communications	222	222	0
Newtown Savings Bank	202	126	76
Town of Newtown	174	173	1
Curtis Packaging Corp	155	145	10
Hubbell Wiring Devices-Kellems	140	130	10
Stop & Shop	137	125	12
Caraluzzi's Newtown Market	135	108	27
Big Y Supermarket	125	125	0
Pitney Bowes	100	100	0
UConn Health Center@Garner Correctional Fac	93	93	0
TNT Partners	82	75	7
Rand-Whitney Corp.	77	74	3
Tier One	67	65	2
Sonics & Materials, Inc.	62	62	0
C L & P	61	61	0
TUV Rheinland,	58	58	0
Forecast Int'l.	53	51	2
	3705	3510	195



Strategy

Marketing Plan in Place for Continued Economic Growth

The screenshot shows the Town of Newtontown website with several sections:

- PROPERTY SEASON:** Includes a photo of a house and text about real estate opportunities.
- REPTON FACTS:** A section with a photo of a person and text about local facts.
- REQUIRED FACILITY:** A section with a photo of a building and text about facility requirements.
- PROGRESS OF NEWTONTOWN:** A section with a photo of a group of people and text about town progress.
- LIVE, WORK, GROW:** A central section with a large photo of a house and text about living, working, and growing in the town.
- NEWS FOR E-NEWS:** A section with a photo of a person and text about news for e-news.

Reprinted from the
09 NEW ENGLAND
Real Estate Journal
THE OFFICIAL PUBLICATION OF THE NATIONAL ASSOCIATION OF REALTORS

Economic activity in Newtown is encouraging with new possibilities for business growth

By [Name]

In the past few years, the town of Newtown has seen a significant increase in economic activity. This growth is being fueled by a combination of factors, including a strong local economy, a diverse workforce, and a supportive business environment. The town's strategic marketing plan has played a key role in attracting new businesses and fostering growth.

The town's marketing plan focuses on several key areas:

- Business Attraction:** Promoting the town's strengths and opportunities to attract new businesses.
- Workforce Development:** Investing in education and training to create a skilled workforce.
- Infrastructure Improvement:** Enhancing the town's infrastructure to support business growth.
- Community Engagement:** Encouraging businesses and residents to work together for the town's benefit.

As a result of these efforts, the town has seen a steady increase in business activity and job creation. This growth is expected to continue as the town's marketing plan remains focused on its core objectives.

The screenshot shows a real estate website with a search bar and several property listings. Each listing includes a photo of the property, a price, and a brief description. The website has a clean, professional layout with a navigation menu at the top.



Contacts

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ECONOMIC DEVELOPMENT COMMISSION