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

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

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

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

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

2. Questions and answers relative to the above: Bob Rau asked what the expenses mean in terms in taxes. First Selectman Rosenthal said he believes the debt service has been managed well and that the numbers have been managed in such a way that debt service has not been dramatically increased; he will try to get information relative to the translation to residential taxes based on an average assessment. Pat Llodra asked for bite size pieces of information relative to what it means in terms of debt to demolish any of the individual buildings. She asked about the current debt schedule, when there will be room in that schedule to accommodate the cost related to demolishing a building and what the impact to the tax payer is. First Selectman Rosenthal said that although it can be managed in such a way that Fairfield Hills won’t make taxes go up, it won’t make them go down either. Ms. Llodra appreciates First Selectman Rosenthal pointing out that the bottom line cost may, or may not, include the cost of the municipal center. In her opinion it should not be included as it had nothing to do with Fairfield Hills and would have happened anyway.

Wayne Adressi referred to the slide showing $64 million expenses v. $2 million and asked who makes the decisions on what’s going to be done to offset some costs going forward. He also asked who makes the decision on what is done with buildings and property. First Selectman Rosenthal stated it is the decision of the public. The decisions are significant and he believes should be up to the community, as the elected officials hold office only temporarily. First Selectman Rosenthal remains optimistic pertaining to Fairfield Hills. The economic challenges affected the campus. Mr. Adressi believes the selectmen have to make a decisive decision on the property. The selectmen are mindful that there are a host of views on campus use.

Bruce Walczak appreciates the inclusion of soft costs in the presentation. He said that the $64 million has resulted in asset value of Fairfield Hills increasing. The Town got a lot for the money. First Selectman Rosenthal agrees it’s difficult to assign a value what the campus means to people.

Carla Bernstein asked

Rec’d. for Record 11-28-19
Town Clerk of Newtown 3:15PM
Debbie Annmarie Halstead
what the vote will be about. First Selectman Rosenthal explained that the Master Plan Review Committee recommended permitting mixed use in two buildings, based on consult with developers, town resources and a survey. These community conversations will result in the community voting on mixed use. The Legislative Council has the authority to levy local questions; once a new Legislative Council is seated work will begin on the question. Although local questions are not binding, they are advisory, First Selectman would consider it binding in action that he would take. Jeff Bernstein asked about having the vote during the November 2020 elections rather than April 2020 budget referendum. First Selectman Rosenthal said it is worth considering. Pat Lludra is concerned discussions are reducing Fairfield Hills to dollar and cents. There hasn’t been a way to monetize what Fairfield Hills has added to the community. The development of the campus has distinguished us from our neighbors in a positive way. It is a jewel in our midst. The value needs to be recognized. Kinga Walsh, asked for a recap of financials at the options meeting, the quantitative, qualitative and intangible. Gary MacRae was on the most recent Master Plan Review Committee and said once numbers were together and emotions were removed the recommendation became less difficult. The recommendation is not binding. A lot of time was put into the survey. If buildings were not to be repurposed it is recommended they be demolished as fast as possible. There is a safety issue in the standing buildings as they continue to deteriorate and will continue to be more expensive to demolish in the future. People enter buildings; there is a true safety issue. Walt Motylka was on the original Master Plan Committee looking at buying the property. There should be an idea of what can be done to satisfy different needs, what can be afforded, and what the true options to make the site continue to work for us are. Susan Pettigrew said that everything needs to be completely clear in terms of implications, what it means to the pocketbook, moving forward with various plans. Wayne Addessi reiterated that he supports the Selectmen making the decision with community input. John Schneider, said that the value of any asset is what a willing buyer is willing to pay. Has the $62 million increased, or decreased, the value of the property? He, and First Selectman Rosenthal, believe it has improved the value. It has been an incremental gain. First Selectman Rosenthal said that people assign their own personal value to the campus and he does not view it all as a sum cost. Ned Simpson, asked what is left after demolition, overgrowth, muddy fields or landscaping? First Selectman Rosenthal said that the Community Center was built on the site of Canaan House. Demolition is three feet below grade. Woodbury Hall as demolished and is now the site of the Farmers Market. Katherine Simpson asked about the additional expense of removing the below grade foundation should someone want to build. First Selectman Rosenthal agreed that is correct, however he doesn’t promote taking buildings down to create future economic development sites. Wayne Addessi asked about permitted uses should a developer want to build. First Selectman Rosenthal answered, at this point, anything within reason, such as the brewery or an office building; anything other than housing. There are not many viable options to renovate due to the cost of renovations. Any capital expenditure in excess of $1.5 million goes to a public vote.

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

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

FINANCE DIRECTORS REPORT: none.
NEW BUSINESS (cont.)
Discussion and possible action:
1. Acceptance of $34,337.78 grant from the State Dept. of Transportation for the highway safety, drug recognition expert training: Selectman Crick Owen moved to accept the $34,337.78 grant from the State Department of Transportation for the highway safety drug recognition training. Selectman Capeci seconded. All in favor.

2. Recommendation to Legislative Council to create Community Center Commission: The Community Center Committee was established in the planning stages of the Community Center. The intent was to formalize to a commission once there was management in place. Selectman Crick Owen moved to recommend the Legislative Council create a Community Center Commission (att.). Selectman Capeci seconded. All in favor.

3. Fire Suppression Tank Bond Release, Maranello Drive, “Sunset Ridge” Subdivision: Selectman Crick Owen moved the fire suppression tank bond release for Maranello Drive, in the amount of $45,000, to Michael D’Amato based on the recommendation of the Town Engineer. Selectman Capeci seconded. All in favor.

4. Road Acceptance, Holmes Farm Road, “Foxview Farm Estates” Subdivision: Selectman Crick Owen moved to accept Holmes Farm Road into the Newtown Highway System based on the recommendation of the Town Engineer. Selectman Capeci seconded. All in favor.

5. Appointments/Reappointments/Vacancies/Openings: Selectman Crick Owen moved the re-appointment of Frank Caico to the Design Advisory Board for a term to expire Nov. 1, 2021. Selectman Capeci seconded. All in favor.


7. Tax Refunds: Selectman Crick Owen moved to approve the Nov 18, 2019, 2019/20 Refund #8 in the amount of $15,549.05. Selectman Capeci seconded. All in favor.

VOTER COMMENTS: none.

ANNOUNCEMENTS: none.

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

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

Respectfully submitted,
Sue Marcinek, Clerk
Community Conversation – November 18, 2019

Fairfield Hills Campus - Financials
Demolition and Renovation -

**Demolished Buildings**
(circled in red)
- Bridgewater House
- Canaan House
- Danbury Hall
- Fairfield House
- Greenwich House
- Litchfield House
- Yale Laboratory
- Eight single family houses
- Greenhouse
- Woodbury Hall

**Renovated Buildings**
(circled in blue)
- Bridgeport Hall – Muni Center
- Duplex #63 – Newtown Parent Connection
- Engineer’s House – Center for Support and Wellness
- Stratford Hall – Newsylum (in progress)
Fairfield Hills Campus - Financials

This presentation is to provide a high level overview of past, current and potential financial activity for the campus.
**Bonding:**
Governments commonly use bonds in order to borrow money to fund roads, schools and other large capital items. The principal is paid back over a number of years (typically 20 years) and the total paid includes interest.
Operating budget:
• Town departments are allocated appropriations which are funded from property taxes and other revenues to finance the operating activities of the department (salaries, etc.)
• Operating budgets from Fairfield Hills, Parks & Recreation and Public Works contribute to the upkeep of the campus.

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

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

Tax:
• Tax income may be in the form of real estate and/or personal property taxes.
Spending by Funding Source
### Fairfield Hills Bonding 2000 - 2011

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

**Note:**
- Sale of Mile Hill South houses offset the purchase cost.
- The Town received from the State in kind of 100,000 gallons of sewer capacity estimated at $1,000,000 value.
## Fairfield Hills Bonding 2012 - 2018

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

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

($29,925,000 without Community Center & Senior Center)
## Example of Projects Paid for with Bonding – 2015-2019

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

**Total:** $5,000,000
Fairfield Hills Related Grants

Funding Sources:

DECD – CT Department of Economic and Community Development
DSS – Department of Social Services
EDA – Economic Development Administration (Can require a 50% match)
EPA – Environmental Protection Agency (Can require a 20% match, may be in-kind)
NVCOG – Naugatuck Valley Council of Governments (Can require a 10% match, may be in-kind)
STEAP – Small Town Economic Assistance Program
## Grants

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

**Total:** $3,745,578
### Operational Budgets

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

*Fiscal Year 2009 – 2010*

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DeMarco Management</td>
<td>74,954</td>
</tr>
<tr>
<td>Prestige Landscape</td>
<td>101,550</td>
</tr>
<tr>
<td>Security</td>
<td>89,895</td>
</tr>
<tr>
<td></td>
<td><strong>266,399</strong></td>
</tr>
</tbody>
</table>
Examples of Ongoing Expenses

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

Note: Above tasks are distributed among Fairfield Hills, Parks & Rec and Public Works budgets.
# Fairfield Hills Special Revenue Fund Balances

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Fund Balance</td>
<td>92,122</td>
<td>145,170</td>
<td>170,218</td>
<td>216,443</td>
<td>177,426</td>
<td>170,695</td>
<td>155,597</td>
<td>128,837</td>
<td>97,577</td>
<td>68,938</td>
<td>-</td>
</tr>
<tr>
<td>Revenues:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charges for services</td>
<td>38,428</td>
<td>43,684</td>
<td>15,596</td>
<td>23,870</td>
<td>74,646</td>
<td>26,250</td>
<td>35,000</td>
<td>35,260</td>
<td>38,510</td>
<td>41,004</td>
<td>68,938</td>
</tr>
<tr>
<td>Other</td>
<td>400</td>
<td>8,199</td>
<td>1,349</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Expenditures:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General government</td>
<td>58,994</td>
<td>104,931</td>
<td>41,993</td>
<td>70,095</td>
<td>35,629</td>
<td>19,519</td>
<td>19,902</td>
<td>8,500</td>
<td>7,250</td>
<td>11,365</td>
<td>-</td>
</tr>
<tr>
<td>Ending Fund Balance</td>
<td>71,956</td>
<td>92,122</td>
<td>145,170</td>
<td>170,218</td>
<td>216,443</td>
<td>177,426</td>
<td>170,695</td>
<td>155,597</td>
<td>128,837</td>
<td>97,577</td>
<td>68,938</td>
</tr>
</tbody>
</table>

* draft financials
**Fairfield Hills Special Revenue - Expenses**

**Examples of Seasonal & Maintenance Activities:**

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

**Examples of One-time Expenses:**

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical installation for Plymouth Hall sub pump</td>
<td>10,000</td>
</tr>
<tr>
<td>Campus Lights</td>
<td>45,142</td>
</tr>
<tr>
<td>Stratford Hall flat roof replacement</td>
<td>22,050</td>
</tr>
<tr>
<td>Community Center outdoor access bathrooms</td>
<td>18,025</td>
</tr>
</tbody>
</table>
**Fairfield Hills Special Revenue Income**

Common Area Maintenance Charges:

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Charge/Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newtown Volunteer Ambulance</td>
<td>$6,070</td>
</tr>
<tr>
<td>Newtown Youth Academy</td>
<td>$19,375</td>
</tr>
<tr>
<td>Parent Connection</td>
<td>$1,905</td>
</tr>
<tr>
<td>Stratford Hall</td>
<td><em>(Included in rental charge.)</em></td>
</tr>
</tbody>
</table>

Lease/Rent Payment Receipts:

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Terms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newtown Volunteer Ambulance</td>
<td>$99 <em>(1/year for 99 years)</em></td>
</tr>
<tr>
<td>Newtown Youth Academy</td>
<td>Annual Lease Payment $27,500 which nets to $0 after Parks &amp; Rec Usage commitment.</td>
</tr>
<tr>
<td>Parent Connection</td>
<td>$10 <em>(1/year for 10 years)</em></td>
</tr>
<tr>
<td>Newsylum</td>
<td>Years 1 – 5: $200 / month</td>
</tr>
<tr>
<td></td>
<td>Years 6 – 10: $500 / month</td>
</tr>
<tr>
<td></td>
<td>Years 11 – 20: $830 / month</td>
</tr>
</tbody>
</table>
Tax Revenue

Taxes Paid by Campus Tenants

**Newtown Youth Academy**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate Tax</td>
<td>$37,917</td>
</tr>
<tr>
<td>Personal Property Tax</td>
<td>$1,565</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$39,482</strong></td>
</tr>
</tbody>
</table>

*Note: Above taken from 2018 taxes.*

**NewSylum Brewery**

Estimated Personal Property Tax: $3,651/year

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

*Note: Stratford Hall remains owned by the Town of Newtown so real estate taxes do not apply.*
Project Examples
### Investments

<table>
<thead>
<tr>
<th>Entity</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>NewSylum (estimated tenant spending)</td>
<td>825,798</td>
</tr>
<tr>
<td>Town</td>
<td>155,000</td>
</tr>
<tr>
<td>State DECD</td>
<td>30,597</td>
</tr>
<tr>
<td><strong>Total Contributions:</strong></td>
<td><strong>1,011,395</strong></td>
</tr>
</tbody>
</table>

### Annual Payments from Tenant

<table>
<thead>
<tr>
<th>Payment</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Property (estimated)</td>
<td>3,651</td>
</tr>
<tr>
<td>Lease Payments</td>
<td></td>
</tr>
<tr>
<td>Years 1 - 5:</td>
<td>2,400</td>
</tr>
<tr>
<td>Years 6 - 10:</td>
<td>6,000</td>
</tr>
<tr>
<td>Years 11 - 20:</td>
<td>9,960</td>
</tr>
<tr>
<td><strong>Initial Total Annual:</strong></td>
<td><strong>6,051</strong></td>
</tr>
</tbody>
</table>
Stratford Hall

Estimated Total Tenant Expenses (20 years)

<table>
<thead>
<tr>
<th>Payment</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newsylum Estimated Investment</td>
<td>825,798</td>
</tr>
<tr>
<td>Total Lease Revenue</td>
<td>141,600</td>
</tr>
<tr>
<td>Newsylum Estimated Personal Property Tax</td>
<td>73,020</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,040,418</strong></td>
</tr>
</tbody>
</table>

From Liability to Asset

<table>
<thead>
<tr>
<th>Estimated</th>
<th>Asset Value after</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition Cost</td>
<td>Restoration</td>
</tr>
<tr>
<td>-$300,000</td>
<td>$1,040,418*</td>
</tr>
</tbody>
</table>

*Value includes cash flow over 20 years

Estimated Town Investment

<table>
<thead>
<tr>
<th>Entity</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town</td>
<td>155,000</td>
</tr>
</tbody>
</table>

Total Tenant Investment: 1,040,418
Total Town Investment: 155,000

885,418

Lease may be extended past 20 years.
<table>
<thead>
<tr>
<th>Annual Payments from Tenant</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate Tax</td>
<td>37,917</td>
</tr>
<tr>
<td>Personal Property</td>
<td>1,565</td>
</tr>
<tr>
<td>Common Area Maintenance Fees</td>
<td>19,375</td>
</tr>
<tr>
<td><strong>Total Annual:</strong></td>
<td><strong>58,857</strong></td>
</tr>
</tbody>
</table>
Future Expenses
## Securing Empty Buildings - Estimates

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signage for buildings</td>
<td>$5,000</td>
</tr>
<tr>
<td>Company to secure open windows and doors</td>
<td>$25,000</td>
</tr>
<tr>
<td>Fencing (6600 linear feet)</td>
<td>$103,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$133,000</strong></td>
</tr>
</tbody>
</table>
Other Potential Future Expenses

- Licensed Environmental Professional Services
- Safety tree work/stump grinding
- Beautification - Streetscape/campus maintenance
- Infrastructure – light fixtures
- Building remediation and demo
- Sewers – EDA grant & match
- Utilities improvements
- Utility vaults remediation and demo
### TOWN OF NEWTOWN
**LEGISLATIVE COUNCIL ADOPTED CIP - (2019 - 2020 TO 2023 - 2024)**

<table>
<thead>
<tr>
<th>Rank</th>
<th>Year</th>
<th>BOARD OF SELECTMEN</th>
<th>Dept.</th>
<th>Amount Requested</th>
<th>Bonding</th>
<th>Grants</th>
<th>General Fund</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Capital Road Program</td>
<td>PW</td>
<td>3,000,000</td>
<td>1,000,000</td>
<td>2,000,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bridge Replacement Program</td>
<td>PW</td>
<td>400,000</td>
<td>400,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>New Police Facility</td>
<td>POLICE</td>
<td>6,800,000</td>
<td>6,800,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replacement of Fire Apparatus</td>
<td>FIRE</td>
<td>575,000</td>
<td>575,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Town Match - Grants (contingency)</td>
<td>ECON DEV</td>
<td>100,000</td>
<td></td>
<td>100,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fairfield Hills Pickle Ball Courts</td>
<td>P &amp; R</td>
<td>290,000</td>
<td>285,000</td>
<td>5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Titon Artificial Turf Replacement</td>
<td>P &amp; R</td>
<td>500,000</td>
<td></td>
<td></td>
<td>500,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>BOARD OF EDUCATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hawley Elementary - Boiler &amp; Lighting Replacement</td>
<td>BOE</td>
<td>783,200</td>
<td>744,239</td>
<td>38,961</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>High School - Main Boiler Replacements/LED lighting</td>
<td>BOE</td>
<td>3,702,000</td>
<td>3,238,586</td>
<td>463,426</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>TOTALS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15,150,200</td>
<td>12,022,804</td>
<td>25,000</td>
<td>2,000,000</td>
<td>1,102,398</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rank</th>
<th>Year</th>
<th>BOARD OF SELECTMEN</th>
<th>Dept.</th>
<th>Amount Requested</th>
<th>Bonding</th>
<th>Grants</th>
<th>General Fund</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Capital Road Program</td>
<td>PW</td>
<td>3,000,000</td>
<td>750,000</td>
<td>2,250,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bridge Replacement Program</td>
<td>PW</td>
<td>400,000</td>
<td>400,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>New Police Facility</td>
<td>POLICE</td>
<td>4,000,000</td>
<td>4,000,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Emergency Radio System Upgrades</td>
<td>ECC</td>
<td>4,300,000</td>
<td>4,300,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sandy Hook Permanent Memorial</td>
<td>SH MEM</td>
<td>2,000,000</td>
<td>2,000,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Town Match - Grants (contingency)</td>
<td>ECON DEV</td>
<td>100,000</td>
<td></td>
<td>100,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Edmond Town Hall Exterior Renovations</td>
<td>ETH</td>
<td>268,000</td>
<td>268,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>BOARD OF EDUCATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hawley - Ventilation and HVAC Renovations</td>
<td>BOE</td>
<td>5,602,267</td>
<td>5,602,267</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>TOTALS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>19,070,267</td>
<td>16,720,267</td>
<td>2,250,000</td>
<td>100,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rank</th>
<th>Year</th>
<th>BOARD OF SELECTMEN</th>
<th>Dept.</th>
<th>Amount Requested</th>
<th>Bonding</th>
<th>Grants</th>
<th>General Fund</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Capital Road Program</td>
<td>PW</td>
<td>3,000,000</td>
<td>500,000</td>
<td>2,500,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bridge Replacement Program</td>
<td>PW</td>
<td>2,500,000</td>
<td>2,500,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Emergency Radio System Upgrades</td>
<td>ECC</td>
<td>2,000,000</td>
<td>2,000,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sandy Hook Permanent Memorial</td>
<td>SH MEM</td>
<td>2,000,000</td>
<td>2,000,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Town Match - Grants (contingency)</td>
<td>ECON DEV</td>
<td>100,000</td>
<td></td>
<td>100,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Clean Up of 7 &amp; 28A Glen Road</td>
<td>ECON DEV</td>
<td>200,000</td>
<td>200,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Library Renovations / replacements / upgrades</td>
<td>LIB</td>
<td>700,000</td>
<td>700,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>BOARD OF EDUCATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>High School - Replace/Restore Stadium Turf Field</td>
<td>BOE</td>
<td>1,123,600</td>
<td>1,123,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Middle School - Improvements</td>
<td>BOE</td>
<td>3,278,698</td>
<td>3,278,698</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>TOTALS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12,902,498</td>
<td>10,302,498</td>
<td>2,500,000</td>
<td>100,000</td>
<td></td>
</tr>
</tbody>
</table>

Most recently adopted version of the CIP.
Most recently adopted version of the CIP.

<table>
<thead>
<tr>
<th>RANK</th>
<th>BOARD OF SELECTMEN</th>
<th>Dept.</th>
<th>Amount Requested</th>
<th>2022 - 2023 (YEAR FOUR)</th>
<th>Proposed Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Capital Road Program</td>
<td>PW</td>
<td>3,000,000</td>
<td></td>
<td>Bonding</td>
</tr>
<tr>
<td></td>
<td>Bridge Replacement Program</td>
<td>PW</td>
<td>400,000</td>
<td></td>
<td>400,000</td>
</tr>
<tr>
<td></td>
<td>Replacement of Fire Apparatus</td>
<td>FIRE</td>
<td>535,000</td>
<td></td>
<td>535,000</td>
</tr>
<tr>
<td></td>
<td>Town Match - Grants (contingency)</td>
<td>ECON DEV</td>
<td>100,000</td>
<td></td>
<td>100,000</td>
</tr>
<tr>
<td></td>
<td>Building Remediation &amp; Demo / Infrastructure</td>
<td>FHA</td>
<td>2,000,000</td>
<td></td>
<td>2,000,000</td>
</tr>
<tr>
<td></td>
<td>Edmond Town Hall Upgrades &amp; Renovations - Theatre</td>
<td>ETH</td>
<td>225,000</td>
<td></td>
<td>225,000</td>
</tr>
<tr>
<td></td>
<td>Edmond Town Hall Parking Lot Improvements</td>
<td>ETH</td>
<td>450,000</td>
<td></td>
<td>450,000</td>
</tr>
<tr>
<td></td>
<td>Library Renovations / replacements / upgrades</td>
<td>LIB</td>
<td>700,000</td>
<td></td>
<td>700,000</td>
</tr>
<tr>
<td></td>
<td>Reed - Install High Efficiency Gas Boilers &amp; LED Lighting</td>
<td>BOE</td>
<td>1,370,500</td>
<td></td>
<td>1,370,500</td>
</tr>
<tr>
<td>TOTALS</td>
<td></td>
<td></td>
<td>8,805,500</td>
<td></td>
<td>5,955,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2023 - 2024 (YEAR FIVE)</th>
<th>BOARD OF SELECTMEN</th>
<th>Dept.</th>
<th>Amount Requested</th>
<th>Proposed Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Capital Road Program</td>
<td>PW</td>
<td>3,000,000</td>
<td>Bonding</td>
</tr>
<tr>
<td></td>
<td>Bridge Replacement Program</td>
<td>PW</td>
<td>400,000</td>
<td>400,000</td>
</tr>
<tr>
<td></td>
<td>Multi-Purpose Building Improvements</td>
<td>PW</td>
<td>413,000</td>
<td>413,000</td>
</tr>
<tr>
<td></td>
<td>Municipal Center - Roof Remediation &amp; Replacement</td>
<td>PW</td>
<td>1,000,000</td>
<td>1,000,000</td>
</tr>
<tr>
<td></td>
<td>Replacement of Fire Apparatus</td>
<td>FIRE</td>
<td>800,000</td>
<td>800,000</td>
</tr>
<tr>
<td></td>
<td>Town Match - Grants (contingency)</td>
<td>ECON DEV</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td></td>
<td>Building Remediation &amp; Demo / Infrastructure</td>
<td>FHA</td>
<td>1,500,000</td>
<td>1,500,000</td>
</tr>
<tr>
<td></td>
<td>Lake Illinonah Park Improvements</td>
<td>P &amp; R</td>
<td>500,000</td>
<td>500,000</td>
</tr>
<tr>
<td></td>
<td>Head O'Meadow - Boiler Plant &amp; Lighting</td>
<td>BOE</td>
<td>941,200</td>
<td>941,200</td>
</tr>
<tr>
<td>TOTALS</td>
<td></td>
<td></td>
<td>8,854,200</td>
<td>5,054,200</td>
</tr>
<tr>
<td>GRAND TOTALS</td>
<td></td>
<td></td>
<td>64,582,665</td>
<td>50,055,269</td>
</tr>
</tbody>
</table>
Estimated Abatement and Demo Costs
(OR renovation – Duplex only)
## Summary of Building Abatement and Demo Costs

<table>
<thead>
<tr>
<th></th>
<th>Shelton House</th>
<th>Kent House</th>
<th>Stamford Hall</th>
<th>Newtown Hall</th>
<th>Norwalk Hall</th>
<th>Plymouth Hall</th>
<th>Cochran House</th>
<th>Remediation ONLY of Duplexes (4)</th>
<th>*Removal and replacement of asbestos roof - Municipal Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td>$914,154</td>
<td>$2,417,293</td>
<td>$500,884</td>
<td>$419,409</td>
<td>$907,184</td>
<td>$380,159</td>
<td>$2,031,877</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td>$132,500</td>
<td>$210,320</td>
<td>$77,950</td>
<td>$72,115</td>
<td>$28,542</td>
<td>$97,325</td>
<td>$235,965</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$50,750</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td>$628,200</td>
<td>$1,044,800</td>
<td>$376,400</td>
<td>$267,800</td>
<td>$523,038</td>
<td>$423,200</td>
<td>$1,044,800</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td>$83,743</td>
<td>$183,621</td>
<td>$47,762</td>
<td>$37,966</td>
<td>$41,236</td>
<td>$47,572</td>
<td>$331,264</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmental Monitoring &amp; specs</td>
<td>$49,708</td>
<td>$124,865</td>
<td>$28,044</td>
<td>$23,970</td>
<td>$23,008</td>
<td>$105,594</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$817,272</td>
<td>$1,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>2014 TOTAL ESTIMATE</th>
<th>$1,808,305</th>
<th>$3,980,899</th>
<th>$1,031,040</th>
<th>$821,260</th>
<th>$1,500,000</th>
<th>$1,022,014</th>
<th>$3,749,500</th>
<th>$817,272</th>
<th>$1,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated 7% demo increase</td>
<td>$117,240</td>
<td>$257,069</td>
<td>$66,866</td>
<td>$53,153</td>
<td>$102,113</td>
<td>$66,600</td>
<td>$231,885</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Estimated 10% monitoring increase</td>
<td>$4,971</td>
<td>$12,487</td>
<td>$2,804</td>
<td>$2,397</td>
<td>$0</td>
<td>$2,301</td>
<td>$10,559</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Estimated 10% Duplex increase</td>
<td>$89,605</td>
<td>$196,474</td>
<td>$51,105</td>
<td>$40,624</td>
<td>$78,044</td>
<td>$50,902</td>
<td>$177,226</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Demo Contingency (5%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$81,727.20</td>
<td>$0</td>
</tr>
</tbody>
</table>

|                       | UPDATED TOTAL ESTIMATE | $1,936,377 | $4,263,308 | $1,104,054 | $879,468  | $1,638,921 | $1,043,495 | $3,837,907 | $898,999 | $1,000,000 |

2014 Estimated Grand Total: $15,730,290  
Estimated Current Grand Total: $16,602,528

Since 2014:
- Demo costs have an estimated increase of 7%
- Environmental monitoring has an estimated increase of 10%

*Estimates only specific abatement of buildings
- Municipal Center – roof
- Duplex – selective demo of hazardous materials
## Duplex Renovation Cost Estimate

<table>
<thead>
<tr>
<th>Activity</th>
<th>Actual Amount</th>
<th>Estimated Based on Increased Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovation</td>
<td>502,000</td>
<td>537,140</td>
</tr>
<tr>
<td>Abatement and selective demo - interior</td>
<td>122,000</td>
<td>134,200</td>
</tr>
<tr>
<td>Roof abatement and gutter removal</td>
<td>19,000</td>
<td>20,900</td>
</tr>
<tr>
<td>Roof replacement</td>
<td>26,000</td>
<td>28,600</td>
</tr>
<tr>
<td>Gutter / Soffit replacement</td>
<td>27,000</td>
<td>28,890</td>
</tr>
<tr>
<td>Environmental oversight and testing</td>
<td>6,000</td>
<td>6,600</td>
</tr>
<tr>
<td>Architect and project management (12%)</td>
<td>0</td>
<td>104,004</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>702,000</strong></td>
<td><strong>860,334</strong></td>
</tr>
</tbody>
</table>

**Site related activities:**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Amount</th>
<th>Estimated Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sitework (sidewalks, paving, plantings)</td>
<td>78,000</td>
<td>83,460</td>
</tr>
<tr>
<td>Electrical (streetlamp hook up)</td>
<td>9,000</td>
<td>9,630</td>
</tr>
<tr>
<td>Streetlamps 5 ea. X $3,000 ea.</td>
<td>15,000</td>
<td>16,050</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>102,000</strong></td>
<td><strong>109,140</strong></td>
</tr>
</tbody>
</table>

**Total Project Costs / Duplex:** 804,000 969,474
### Cochran House

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost (USD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td>2,174,108</td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td>252,483</td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td></td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td>1,117,936</td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td>177,226</td>
</tr>
<tr>
<td>Abatement Monitoring &amp; specs</td>
<td>116,153</td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL ESTIMATE</strong></td>
<td><strong>3,837,907</strong></td>
</tr>
</tbody>
</table>

### Kent House

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost (USD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td>2,586,504</td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td>225,042</td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td></td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td>1,117,936</td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td>196,474</td>
</tr>
<tr>
<td>Abatement Monitoring &amp; specs</td>
<td>137,352</td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL ESTIMATE</strong></td>
<td><strong>4,263,308</strong></td>
</tr>
</tbody>
</table>
**Municipal Center (former Bridgeport Hall)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td></td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td></td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td></td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td></td>
</tr>
<tr>
<td>Abatement Monitoring &amp; specs</td>
<td></td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td>$1,000,000</td>
</tr>
</tbody>
</table>

*TOTAL ESTIMATE: $1,000,000

**Newtown Hall**

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td>$448,758</td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td>$77,163</td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td></td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td>$286,546</td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td>$40,624</td>
</tr>
<tr>
<td>Abatement Monitoring &amp; specs</td>
<td>$26,367</td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td></td>
</tr>
</tbody>
</table>

*TOTAL ESTIMATE: $879,468
### Norwalk Hall

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td>$970,687</td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td>$30,540</td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td></td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td>$559,651</td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td>$78,044</td>
</tr>
<tr>
<td>Abatement Monitoring &amp; specs</td>
<td></td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimate</strong></td>
<td><strong>$1,638,921</strong></td>
</tr>
</tbody>
</table>

### Plymouth Hall

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td>$406,770</td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td>$104,138</td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td>$54,303</td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td>$452,824</td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td>$50,902</td>
</tr>
<tr>
<td>Abatement Monitoring &amp; specs</td>
<td>$25,309</td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimate</strong></td>
<td><strong>$1,094,245</strong></td>
</tr>
</tbody>
</table>
### Shelton House

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td>$978,145</td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td>$141,775</td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td></td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td>$672,174</td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td>$89,605</td>
</tr>
<tr>
<td>Abatement Monitoring &amp; specs</td>
<td>$54,679</td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td></td>
</tr>
</tbody>
</table>

*TOTAL ESTIMATE: $1,936,377

### Stamford Hall

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Abatement Estimate</td>
<td>$500,884</td>
</tr>
<tr>
<td>Miscellaneous Estimate</td>
<td>$77,950</td>
</tr>
<tr>
<td>PCB abatement estimate</td>
<td>n/a</td>
</tr>
<tr>
<td>Demolition Estimate</td>
<td>$376,400</td>
</tr>
<tr>
<td>Contingency (5%)</td>
<td>$47,762</td>
</tr>
<tr>
<td>Abatement Monitoring &amp; specs</td>
<td>$28,044</td>
</tr>
<tr>
<td>Roof/LBP/window abate replace</td>
<td>n/a</td>
</tr>
</tbody>
</table>

*TOTAL ESTIMATE: $1,031,040
Summary
Summary of Financials - spending

Past Spending: 2005 – 2019
$43,468,294

Anticipated Future Spending: 2019 – 2054
$21,248,868

Anticipated Total Spending: 2005 – 2054
$64,717,162
Summary of Financials – 35 years

Estimated Total Revenue: $2,171,809
(CAM, Lease and Tax)

Estimated Total Campus Costs: $64,717,162

Revenue sources not enough to offset campus costs.
The current plan is for there to be approximately four sessions:

- September 23, 2019 – History
- **November 18, 2019** – Financials
- January 2020 – Campus Options
- February 2020 – Mixed Use Discussions
Community Center Commission – Guidelines of Roles & Responsibilities

Adopted by NCC 10/8/19

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

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

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

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

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

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

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

Participation on other Boards/Commissions: Offer representation of the Center to other town boards/councils/committees/businesses to ensure collaboration as best as possible.
Volunteer to create as well as help at Center events throughout the year as much as possible.

○ Assist Center director and staff to resolve any operational issues when appropriate.
TOWN OF NEWTOWN
Newtown Community Center Committee

Mission Statement

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

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

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