
Town of Berlin

Department of Economic Development

ECONOMIC DEVELOPMENT COMMISSION MEETING

Monday, May 4, 2020
6 PM

VIRTUAL MEETING
563-999-2090 #269573

1. Virtual Meeting Process and Details
2. Public Comments
3. Minutes of March 2020 meeting
4. Façade/Façade Applications
 - Tracy & Company – Request for Extension
 - Jacunski Humes Increase - \$1500 needed
 - 848 Farmington Avenue - Newport Center
 - 925 Farmington Avenue
 - 806 Farmington Avenue - Dairy Queen
5. Marketing/Promotion
 - Eat Local - Win Local
 - May Is The Month of Mom
6. TIF DISTRICT on Turnpike
7. Awards Night Discussion - Fall?
8. Commissioner Comments
9. Adjournment

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Town of Berlin

Department of Economic Development
BERLIN ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting Minutes

Monday, March 2, 2020

240 KENSINGTON ROAD, BERLIN - Room 8, Town Hall, 6:00 P.M.

MEMBERS IN ATTENDANCE:

Ed Egazarian, Vice- Chairman
Keith Bostrom
Chris Coppola

Peter Campanelli, Treasurer
J. Richard Chasse
Robert Sisti

ABSENT:

David Cyr, Chairman

STAFF:

Chris Edge, Economic Development Director
Kristen Grabowski, Recording Secretary

Vice-Chairman Ed Egazarian called the meeting to order at 6:00 p.m.

1. Public Comments

Lea Marchowkowski was in attendance to discuss the progress of the Coles Road Brewing project. It was noted that the new brewery will be opening soon, with the intention of opening one day per week to start. The business is located at 817 Farmington Avenue, and the building has been completely renovated inside. Ms. Marchowowski discussed the scope of the project, explaining the nature of the grant request which will transform the exterior of the building. She noted that the application references a brewery deck with arbor, new entry doors, awnings, and exterior lighting. The estimate of the project is \$52,031.27.

Commissioner Egazarian moved to add Coles Road Brewery to the agenda as item 1 b. The motion was seconded by Commissioner Sisti, and it passed unanimously.

1 b. Coles Road Brewery – Façade application

It was noted that the scope of the project to be covered by the façade grant monies would include the deck/patio, outside lighting, doors, and awnings. Commissioner Coppola moved to approve the Façade Improvement Program Application for Coles Road Brewery in the amount of \$26,015.63 as presented. Commissioner Bostrom seconded the motion, which carried unanimously.

2. Approval of Minutes – February 2020

Commissioner Sisti moved to approve the minutes of February 2020. The motion was seconded by Commissioner Bostrom, and it carried with a vote of 4-0-2. Commissioners Campanelli and Chasse abstained.

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Town of Berlin

Department of Economic Development

3. Officers for 2021/Decorum

Director Edge discussed a plan for future elections, noting that if any commissioner wishes to run for Chairman or Vice-Chairman, they could present ideas at a November or December 2020 meeting. It was also noted that professional and collegial decorum is expected at all meetings.

4. Incentive Programs: Façade Improvement

- Italian Club

Director Edge noted that he met with the Town Planner and Public Works Director to discuss the façade application. He noted that a previous Site Plan Approval was granted, but the time frame expired. Director Edge is waiting to hear back from Corporation Counsel about the letter on eligibility. The plan is for the Site Plan Approval application to be sought in tandem with the Façade Improvement Program application through the Planning & Zoning Commission.

- 83 Mill Street - Façade application to P&Z

Director Edge noted that this item would be appearing before the Planning and Zoning Commission this week.

5. Abatement Program

- Proposal to Orsini

Director Edge explained that he has been in communication with Mr. Orsini's attorney. He has indicated that the abatement will only apply to the new buildings, as the Commission stated quite strongly that we cannot add more years to an existing abatement agreement. This was discussed at length as giving additional incentives on top of already approved ones is a step the Town of Berlin should not take.

6. Berlin Turnpike (New Park)

- One quote back, waiting for 2nd

Director Edge noted that the sign will have the Town of Berlin logo on the top of the Spruce tree section of the sign, with 12 spaces below for individual businesses. As soon as a 2nd quote is received, he will move ahead with it.

7. Public Relations/Events

- Barrel & Vine – February 5th

The ribbon cutting was very well attended.

- Newport Center @ Farmington Ave – February 19th

There was an article in The Herald and The Hartford Courant concerning the renaming and new ownership.

- Commissioner Appreciation Event – February 25th

The event was a success, with about 40 commissioners in attendance. The feedback was very positive, and many commissioners expressed appreciation.

- USA Gymnastics – TBD – R/C has not yet been scheduled, but in the works.

- Press/Articles

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Town of Berlin

Department of Economic Development

Director Edge noted that there has been quite a bit of good feedback. There have been featured articles on the front page of the Connecticut section in the Hartford Courant about Barrel & Vine, Seven Moons and Newport Center.

- Most Festive Business Plaques Handed Out – Online Voting Done
Director Edge reviewed the most recent recipients including, Joel's, Good Cause Gifts, Dynasty Jewelry/Dragonfly gifts, The Avenue Restaurant, Tracy and Company, Xsalonce Salon, Tyler Equipment, and Precision Punch.
- Recognizing Our Businesses/Promoting Within Town
The Commissioners discussed the possibility of recruiting restaurants in Town to participate in a promotion to draw new patrons to the businesses.

8. Downtown Revitalization

- Newport Realty Group
(see above)
- Main Street Effort – Village Merchants
Tracy Shipman met with the core group, and possible events were discussed. The role of this Commission and the Director would be supportive but run by the Village Merchants.

9. Planning and Zoning

- Suburban Sports
This item will appear before the Planning and Zoning Commission on Thursday.
- Skulls Brew House
A new brewery on New Park Drive and the Berlin Turnpike is in the works.
- 83 Mill Street LLC - Facade
(see above)

10. Commissioner Comments

The commissioners discussed the Town budget, marketing strategies, and new businesses and asked if it is too late to request an increase in promotion and marketing up to \$20,000. It may be too late, but Director Edge said he would look into it.

11. Adjournment

Commissioner Coppola moved to adjourn the meeting, seconded by Commissioner Campanelli. The motion passed unanimously. The time was 7:12 p.m.

Respectfully submitted,

Kristen M. Grabowski
Recording secretary

Visit our Web Site <http://www.town.berlin.ct.us>



985 Farmington Avenue
Kensington, CT 06037
860-828-1629
tracyandcompanysalon.com

Hello Chris,

Due to COVID-19 and Tracy & Company having to shut down, we would like to know if it would be possible to request for an extension in regard to the Farmington Ave. facade project. We are still looking forward to upgrading the look of our building however, would like the opportunity to get our business up and running again before adding any new projects into our cash flow. If we could have an extension to July 1st, that would be greatly appreciated.

Thank you,
Tracy and Anthony

RESPONSIBLE GROWTH TOD FACADE GRANT PROGRAM (AS OF 4-30-20)

[illegible]

Project Name:	NEWPORT CENTER @ FARMINGTON AVE.	
Project Address:	848 FARMINGTON AVENUE	
<i>Item</i>	<i>Total Maintenance</i>	<i>Ali's Nursery</i>
Remove and Install Caps on front stairs	\$6,846.00	\$7,500.00
Remove existing concrete and install drains	\$8,820.00	\$8,500.00
Install 1,900 SF of pavers (Front)	\$34,110.00	\$42,000.00
In stall 820 SF of pavers (Side)	\$14,760.00	\$17,482.00
Install 4 foot fence with 2 gates	\$7,600.00	\$9,200.00
TOTAL	\$72,136.00	\$84,682.00

* Project is to add an outside patio along Farmington Avenue, correct/fix stairs and create a patio by rail bed.



April 13, 2020

Mr. Chris Edge, Economic Development Director
Town of Berlin
240 Kensington Road
Berlin, CT 06037

RE: Façade Improvement Program Application – 848 Farmington Avenue-Berlin, CT
(Newport Center @ Farmington Ave.)

Dear Chris:

We appreciate the opportunity to make application to your office and to the Economic Development Commission concerning the Façade Improvement Program. Enclosed, please find the completed application and requested attachments.

As it relates to Section V. of the application, in the following find our replies to the requested information:

- a. **Description of Improvements:** Our strategy is to improve the curb appeal and functionality of *Newport Center @ Farmington Ave.*, as well enhance the overall marketability of the first-floor commercial space by providing amenities to the property's commercial tenants and their customers and guests. Additionally, the proposed scope of improvements will lend to the Town's vision of a more integrated downtown, and along with Newport's launch of the Transient Oriented Development, *Steele Center @ Farmington Ave.* located adjacent to the Berlin Train Station, these suggested improvements shall further mesh and realize our joint visions.

Scope of work shall include:

- Removal of the exiting sidewalk and landscaping located along the front (north side) of the building and replace it with a patio and new landscaping that will accommodate tables and chairs



- Remove and replace the existing damaged stairs leading to / from the front (north side) of the building to the sidewalk at Farmington Avenue, and incorporate this new stairway into the proposed patio
 - On the west side of the building located adjacent to the commercial space, remove exiting landscaping and replace it with a patio that will accommodate tables and chairs providing a direct view of the arriving and departing trains
- b. **Brief Company Profile:** Newport Realty Group, LLC (NRG) is a real estate development and management firm headquartered in Southington, CT. Mark Lovley, of Lovley Development, Inc. and Tony Valenti are at the forefront of NRG. Being involved in real estate investment and property development for over 34 years, Lovley and Valenti aggressively expanded their portfolio within Connecticut over the past year, and more recently added property management to their offered services. Lovley and Valenti currently own and manage commercial and residential properties in Berlin, Glastonbury, Southington, Waterbury and West Hartford.
- Newport Realty Group, LLC works with clients to fully understand all aspects of their real estate development needs. From site evaluation to navigating city approvals to securing financing, our team of experienced real estate developers is with their clients from project inception to completion. Newport Realty Group, LLC is here to help identify the right solutions tailored to clients to achieve their vision and business needs, walking through all the stages of development, design and build.
- c. N/A
- d. **Copy of leases:** We are currently negotiating leases with two prospective tenants. Each tenant will occupy approximately 1,500 square feet of commercial space. Ongoing professional marking continues working to identify additional tenants.
- e. **Estimates for work:**
- | | |
|------------------------|-------------|
| 1. Total Maintenance: | \$72,136.00 |
| 2. Ali's Nursery, LLC: | \$84,682.00 |

- f. **Copy of deed:** Attached to this letter

Other documents requested and attached for your review include:

- Insurance certificate



- Copy of mortgage – will provide
- Before and after renderings provided by Brian Humes of Jacunski Humes Architects, LLC

Please do not hesitate to contact us should you have questions, or if you need any additional information from us.

We appreciate your and the Economic Development Commission's consideration of our request, and the ongoing support that you and the Commission continue providing or team and the businesses in and around the Berlin community.

Sincerely,

A handwritten signature in blue ink that reads "Tony Valenti".

Tony Valenti, Principal
Newport Realty Group, LLC

A handwritten signature in blue ink that reads "Mark Lovley".

Mark Lovley, Principal
Newport Realty Group, LLC

Enclosures

TOWN OF BERLIN
Economic Development
240 Kensington Road
Berlin CT 06037
Tel: (860) 828-7005

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Instruction: Please complete all items carefully and accurately to the best of your knowledge.

I. Owner Information

Property Owner(s) Name (Titleholder): Newport 848 Farmington Ave, LLC

Owner Type: (Check One)

Corporation ☐ Individual ☐ LLC ☒ Partnership ☐ Proprietorship ☐

Mailing Address: 710 Main Street, Suite 11

City: Plantsville State: CT Zip Code: 06479

Email: tonye lovleydevelopment.com

Telephone: (860) 276-8068 Ext: N/A Fax: (860) 621-5810

II. Property Information (to be given as security for Façade Loan)

Address of Subject Property: 848 Farmington Avenue, Berlin, CT 06037

Name of Current Business(es) and Business Owner(s) or Merchants(s):

N/A

Total amount of outstanding debt on subject property:

Type	To Whom	Amount	Maturity Date	Balance
1 st Mortgage Holder	Thomaston Savings	\$ 1,680,000	August 1, 2046	\$ 1,000,000
2 nd Mortgage Holder				
Other liens				

III. Principal(s)/Guarantor Information

Name(s): Anthony M. Volenti and Mark Lovley

Address(es): 710 Main Street, Suite 11, Plantsville, CT 06479

IV. Type of Improvements Proposed:

☐ Awning ☐ Canopy ☐ Doors ☐ Gutters
☐ Landscaping ☐ Lighting ☐ New Sign ☐ Painting
☐ Paving ☐ Sign Removal ☐ Sidewalk ☐ Siding ☐ Windows

Patios and stairs

Exterior \$ 72,136.00 Signage Ø

Other Ø

TOTAL \$ 72,136.00

AMOUNT OF GRANT REQUEST: \$ 36,068.00 (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: \$ 36,068.00

Bank: Ø

Other: Ø

BERLIN FAÇADE GRANT: \$ 36,068.00

Total Project Cost: \$ 72,136.00

V. PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION:

- Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- Brief company profile.
- If the property owner and business owner are not the same, a letter of support from the property owner is required.
- Copy of lease for current or proposed business location (if applicant is lessee).
- Estimates for all renovations including itemized material and labor costs.
- Copy of deed to real property.

VI. Façade Improvement(s) Request

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures:

Remove existing sidewalk at front of building and replace with a patio and landscaping to be used by commercial tenants and their customers. New stairs at front entrance of building leading from the Farmington Avenue sidewalk. Addition of patio at west side of building to be used by guests of commercial tenants.

JOB ESTIMATE

**TOTAL MAINTENANCE
26 BRISTOL STREET
SOUTHINGTON, CT 06489
860-628-5191**

**Home Improvement Contractor License # HIC0554051
Federal Tax ID # 06-1212672
www.totalmain.com**

DATE: 4/10/20

Customer Information

**Lovley Development
PO Box 772
Southington, CT 06489
Fax: 860-621-5810**

Description of Work:

Property location is Farmington Ave Bldg in Berlin

\$6846	Remove old caps on front stairs that are crumbling; cut & install new caps (only) with shims & mortar, Techo-Bloc Architectural caps in Sandlewood.
\$8820	Remove existing concrete in front of building & install drains under pavers inside patios
\$34110	Install pavers in front area. Pavestone 2pc Plaza, approx. 1895 sq ft @ \$18/sq ft
\$14760	Side area, dig out & install pavers. Pavestone 2pc Plaza, approx. 820 sq ft @ \$18/sq ft
\$7600	Install 4' tall black aluminum fence with 2 4' gates.

If you have any questions or would like to schedule the work, please call the office at the number above & leave a message if no one answers.

**Thank you
Taffy Guest
Office Manager**

TOTAL - \$72,136⁰⁰

Ali's Nursery, LLC
421 Buckland Street
Plantsville, CT 06479

Estimate

Date	Estimate #
4/10/2020	30

Name / Address
Mark Lovely P.O. Box 772 Southington, CT 06489

			Project
Description	Qty	Cost	Total
Farmington Avenue Building Farmington			
Remove and Install caps on front stairs with Techo Sandlewood		7,500.00	7,500.00
Remove existing concrete and install drains		8,500.00	8,500.00
Install 1900 sqft. pavers		42,000.00	42,000.00
Install 820 Sqft. Pavers		17,482.00	17,482.00
Install 4' Fence with 2 gates		9,200.00	9,200.00
		Total	\$84,682.00

Customer Signature









TOWN OF BERLIN
Economic Development
240 Kensington Road
Berlin CT 06037
Tel: (860) 828-7005

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Instruction: Please complete all items carefully and accurately to the best of your knowledge.

I. Owner Information

Property Owner(s) Name (Titleholder): Cynthia M. Butrimas

Owner Type: (Check One)

Corporation ☐ Individual ☒ LLC ☐ Partnership ☐ Proprietorship ☐

Mailing Address: 921 Edgewood Road

City: Kensington State: CT Zip Code: 06037

Email: for butrimas econdev@townofberlin.net

Telephone: (860) 828-7756 Ext: _____ Fax: (860) 829-8560

II. Property Information (to be given as security for Façade Loan)

Address of Subject Property: 925 Farmington Avenue

Name of Current Business(es) and Business Owner(s) or Merchants(s):

Kensington Insurance, Inc. James Hogg, D.M.D.

Total amount of outstanding debt on subject property:

Type	To Whom	Amount	Maturity Date	Balance
1 st Mortgage Holder	NONE.			
2 nd Mortgage Holder				
Other liens				

III. Principal(s)/Guarantor Information

Name(s): Cynthia M. Butrimas

Address(es): 921 Edgewood Road, Kensington, CT 06037

IV. Type of Improvements Proposed:

☐ Awning ☐ Canopy ☐ Doors ☐ Gutters
☒ Landscaping ☐ Lighting ☐ New Sign ☐ Painting
☐ Paving ☐ Sign Removal ☐ Sidewalk ☐ Siding ☐ Windows

Exterior Roof Replacement Signage _____

Other Asphalt Repairs + Maintenance.

TOTAL \$ 22,688.93

AMOUNT OF GRANT REQUEST: \$11,344.46 (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: \$11,344.47

Bank: 0.00

Other: 0.00

BERLIN FAÇADE GRANT: \$11,344.46

Total Project Cost: \$22,688.93

V. PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION:

- Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- Brief company profile.
- If the property owner and business owner are not the same, a letter of support from the property owner is required.
- Copy of lease for current or proposed business location (if applicant is lessee).
- Estimates for all renovations including itemized material and labor costs.
- Copy of deed to real property.

VI. Façade Improvement(s) Request

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures: Replace visible asphalt shingle roof with new, install new front lawn and replace overgrown shrubs with new, install new landscaping stones and remove dangerous tree. Crack seal and sealcoat driveway. Will update and improve street side view of building.

<u>Item</u>	<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Local</u>	<u>Low Bid Cost</u>
Asphalt Sealcoating & Crack Sealing	Constantine Paving & Sealing Renew Asphalt Maintenance	Sealcoat, crack seal and line strip parking lot	\$3,154.34 \$3,421.81		\$3,154.34
Landscaping	Marc's Landscaping, LLC Hillside Landscaping Co. Rock Landscape & Construction, LLC	Remove & replace existing shrubs at front New lawn, shrubs, stones Remove large Oak tree	\$8,534.59 \$11,060.40 \$12,260.33	\$8,534.59 \$11,060.40	\$8,534.59
Roof Replacement	LA Roofing & Siding, LLC Casanova Remodeling, LLC City Roofing & Siding, Inc. V. Nanfito Roofing & Siding	Replace asphalt shingle roof	\$11,000.00 \$11,500.00 \$12,150.00 \$17,600.00		\$11,000.00
		TOTAL			\$22,688.93



100 Krieger Ln Unit D
Glastonbury CT 06033
P. 860 633 7004
F. 860 633 4173

www.constantinesealing.com

PROPOSAL SUBMITTED TO A B Property Management, LLC			PHONE (860) 828-0620	DATE 03/12/2020
BILLING ADDRESS PO Box 7373			JOB LOCATION 925 Farmington Ave, Kensington, Connecticut, 06037	
CITY Kensington	STATE Connecticut	ZIP 06037-7373	SALESMAN / REP Bill Constantine, Jr.	

At your request, we will submit the following :

Repair Scope of Work	
Crack Filling Uproot all vegetation within the cracked areas Blow all major cracks with air and clean from dirt and debris Fill with hot rubberized crack filler meeting or exceeding all state and federal regulations Dust with fine sand to ensure immediate traffic <i>Note: Excludes alligated areas unless specified</i>	\$700.00
Sealcoat Clean and prepare approximately 8838 sq. ft. of pavement Clean all major oil spots and apply an oil primer Paint curbs with sealer Apply 2 coats of sealer that meets all state and federal specifications	\$1,866.00
Pavement Markings Clean, prep, and layout pavement for new lines Paint pavement markings using white/yellow chlorinated rubber traffic paint <i>Trip charge for any unforeseen circumstances out of our control beyond proposed schedule. Ex: cars left in parking lot</i>	\$400.00

We propose hereby to finish material and labor completed in accordance with the above specification for the sum of:

Three thousand one hundred fifty-four and 34/100 ----- Dollars **\$3,154.34 includes tax**

Payment to be made as follows:

n/a Payment due prior to start of job

BALANCE DUE UPON COMPLETION OF WORK

A charge of 2% per month(24% per annum) will be made on past due balance -- \$5.00 minimum service charge

All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices.. Any alterations or deviations from the above specifications will become an additional charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.	Signature :
	<i>William Constantine, Jr.</i>
	03/13/2020
	Note: This proposal may be withdrawn if not accepted within 30 days.
Acceptance of Proposal --- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Both parties agree to a three day (3) right to cancel on all signed/dated contracts. Payment will be made as outlined above.	Authorized Signature:
	03/12/2020
Date: _____	



RENEW ASPHALT MAINTENANCE LLC

308 Alumni Road
Newington, CT 06111
(860) 953-6519
www.Renew-Asphalt.com



Proposal

Page ____ of ____

PROPOSAL SUBMITTED TO Ciannella North Plaza	PHONE 828-0620	DATE 3-21-20
STREET 925 Farmington Ave	JOB NAME AB Property	
CITY, STATE, ZIP CODE Kensington, CT	JOB LOCATION	JOB PHONE Tony

We hereby submit specifications and estimates for:

PAVEMENT CLEANING: Pavement will be air blown and swept to remove all dirt and debris from surface. Areas of petroleum saturation will be coated with an oil spot primer.

CRACK SEALING: Structural cracks will be cleaned. When applying the material we will be using a hot, liquefied rubber that expands and contracts with weather and will not allow water or moisture in, to open cracks.

SEAL COATING: Pavement areas shall be sealed with one or two coats of a high grade, concentrated coal tar sand slurry emulsion which exceeds Federal Specifications. All sealers applied by squeegees or spray.

SAW CUT & PATCH Damaged areas will be saw cut, removed, base corrected, and patched with hot asphalt.

- ☒ Pavement Cleaning Free
- ☒ Seal Coating $\frac{8000 \text{ sqft} \times 25¢}{\text{price}} = 2 \text{ Coats by spray } \$2,000$
- ☒ Crack Sealing $\frac{7 \text{ Boxes @ } \$175}{\text{Ln ft} \times \text{Ln price}} = \$1,225$
- ☒ Pavement Markings \$350
- ☒ ~~Asphalt Cut & Patch~~ * optional 5'x8' IR repairs @ \$150 each
8'x20' = 600 marked in white
- ☐ Other _____

SUB TOTAL: \$3,575

TAX: 227.01

JOB TOTAL: \$3,802.01

Parking lot will be cleaned and cracks filled with 7 Boxes (350 lbs) of hot rubber.

Two coats sand mix sealer by spray.

Pavement markings in white.

* optional Infrared hot asphalt repair to area marked in white. 8'x20' 4 cycles @ \$150/cycle.

Catch basins + 1 very large crack could use IR repair to protect basin tops + improve ride in lot.



MARC'S LANDSCAPING, LLC

PO BOX 7011 | BERLIN, CT 06037
PHONE: (860) 250-3613
WEBSITE: MARCSLANDSCAPING.COM

Estimate

Date	Estimate #
3/13/2020	339

Name / Address
A B Property Management P O Box 7373 Berlin Ct. 06037

Date And Description	Qty	Rate	Total
Quote for 925 Farmington ave as discussed		0.00	
Cut down oak tree edge of rear parking lot and tree hanging over hemlock hedge on entrance way		1,600.00	1,600.00T
Rip out front landscape area and lawn, relandscape with various shrubs, new plasti edging, weed barrier, and 3/8 washed pea stone, reseed lawn area supply and install 6 dark American arborvitae 5-6 feet tall in gaps of rear hedge, restone around parking areas with 3/8 washed pea stone		6,425.00	6,425.00T
		Subtotal	\$8,025.00
		Sales Tax (6.35%)	\$509.59
		Total	\$8,534.59



Hillside Landscaping Co.

P.O. Box 8165
Berlin, CT 06037

Phone # 860-828-8929
Fax # 860-828-8929

hillsidescapes@gmail.com
www.hillsidescapes.com

Estimate

Date	Estimate No.
2/17/2020	1726

Name/Address
A & B Property Management Tony Butrimus 925 Farmington Ave. Kensington, Ct. 06037

Payment Method

Description	Qty	Total
Remove existing plantings from front foundation. Install new plantings as outlined on plan. Install weed fabric and 4.5 tons washed river stone Topdress and renovate front lawn	1	3,500.00T
Topdress stone in planting beds-14 tons washed river stone	1	1,750.00T
Install 8 Green giant arborvitae 5-6' in rear property border	1	1,650.00T
Oak and scrub tree removal Prune rencroaching branches along drive entrance CT Sales Tax	1	3,500.00T 660.40
Total		\$11,060.40

Signature _____

Ex. Plants

Landscape Renovation Plan

925 Farmington Ave.

Berryific Upright Holly

Green Gem Boxwood

Variegated
Lily Turf

Variegated
Lily Turf

Day lily

Montgomery
Blue Spruce

Montgomery
Blue Spruce

Hydrangea 'Bobo'

Renovated Lawn Area

AFT

Entrance

Farmington Avenue

Thank you for your consideration. We look forward to working with you.

PROPOSAL



LA Roofing & Siding LLC
40 Hillside Ave
Plantsville, CT 06479

(860) 877-3006 - Office
(860) 849-2857 - Cell
Lic # HIC.0651199

DATE: 2/3/2020 [Modified 2/14]
Name: Cynthia Butrimas for A B Property Management LLC
Street: 925 Farmington Ave
City/State: Berlin, CT 06037
Phone #: (860) 828-0620
Email: tony@abpropertymanagement.com

JOB

Roof Replacement **Expected Start Date: 4/15-4/20 Weather Permitting**

ITEM #	DESCRIPTION	PRICE
1)	Remove all layers of existing roofing down to wood deck on entire roof area of house. Cover all areas with tarps to prevent any damage to the siding of the home from debris.	
2)	Nail down any loose plywood if needed and replace any damaged (plywood) at an additional cost of \$60 per sheet.	
3)	Apply 6ft Owens Corning Ice/Water Barrier on eaves of roof and 3ft on valleys(when applicable). Tape all seam and apply synthetic underlayment to remaining exposed decking.	
4)	Apply F5 aluminum rake and drip edge [White or Brown] on perimeter of roof area on house. Install Owens Corning starter strips on all eaves of roof.	
5)	Install new Owens Corning Limited Lifetime Warranty[Color and style] shingles with Surenail Technology. Fasten with 1 1/2" galvanized roofing nails, using 6 nails per shingle. Code compliant for high winds up to 130mph Approximately 35 SQ combined.	
6)	Install new vent pipe boots - aluminum type with rubber gaskets.	
7)	Install Owens Corning Total Protection Roofing System ridge vents on house.	
8)	Dumpster to be provided by LA Roofing & Siding LLC. Clean up entire area daily -raking yards and passing magnet sweep over entire surrounding area of home where work has been performed- to leave like new when completed.	
9)	Price reflects all applicable taxes and dump fees. Permit fees are additional. LA Roofing & Siding LLC agrees to warranty the workmanship for 10 years. <i>*Note: Any work outside the scope of this proposal is to be charged time and materials at \$70 per man hour.</i>	

TOTAL: \$11,000.00

1/2 down payment due when materials arrive, other 1/2 due upon completion.

****For repair jobs, down payment is due at signing****

Most roofs are completed in one day with professional quality, using only the best materials available in the market.

**There will be an additional 5% fee for payments made using credit cards*



Due to increases in roofing materials the price in this proposal is guaranteed for 30 days.

Proposal from:

Casanova Remodeling, LLC

Magic Brush Painting

Gutter
Topper

Windows • Roofing • Siding

Painting (Indoor/Outdoor)
Powerwashing

We work magic with our brushes!

Licensed & Insured

CT HIC 0635095

MAHIC 176929

RI HIC 37486

Westchester County WC-27239-H14

655 Main Street, Plymouth, CT 06782

Toll Free: 877-283-8158

Toll Free: 877-488-7737

PROPOSAL SUBMITTED TO:	DATE: 10/10/19
NAME: Tony Buttram	JOB NAME: SAME
STREET: 925 Farmington Ave	STREET:
CITY: Kensington	CITY: (860)
STATE: CT	HOME PHONE: 860-0620 BUSINESS PHONE:

We hereby submit specifications and estimates for: <u>Cercharred Landmark</u>	
<u>Provide permit/dumpster</u>	
1) <u>Big roof completely (plywood sheet if needed)</u>	
2) <u>Install EWE/water barrier on entire roof</u>	
3) <u>Install drop edge eave edge pine boards</u>	
4) <u>Install Cercharred Landmark Sengs shingles</u>	All dark
5) <u>Install Ridgecap with eave shingles</u>	Dark
6) <u>Provide a 5 star sine slot select Shingles</u>	
Start Date: <u>3-4</u>	PRICE: <u>\$1,500</u>
Completion Date:	CT. SALES TAX: <u>incl</u>
	TOTAL: <u>11,500</u>

We hereby purpose to furnish labor and materials, complete, in accordance with the above specifications, for the sum of: _____ dollars (\$ _____). Payments to be made as follows: _____
Deposit of \$ _____ to be received with order, balance of \$ _____ to be paid in full on completion. Check to be given to job foreman.

BUYERS RIGHT TO CANCEL

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. A late charge will be assessed at the rate of one and one half percent (1 1/2 %) per month, Annual Percentage Rate of 18%, on the entire account if not paid when due as specified above. All costs, disbursements and attorneys' fees made or incurred in collecting payment of this account, shall be included and paid as part of the debt due hereunder. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delay beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. The contractor herein does not and will not extend any credit to the owner or builder. All transactions are cash transactions and payment is due immediately upon completion or work by the contractor.

Authorized Signature _____ Date 10/10/19

NOTE: This proposal may be withdrawn by us if not accepted within 10 days.
This proposal is subject to approval by the management.

Acceptance of Proposal

I understand GutterTopper is an ice neutral product. It will not prevent or cause ice dams at eaves of the roof. Also, if conditions are right icicles may occur in the front of the gutter. The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____ Signature _____

CITY ROOFING & SIDING INC.

Roofing, Siding, Gutters, Awnings, Storm Windows & Doors EXPERTLY INSTALLED

MAILING ADDRESS:

P.O. BOX 732
MERIDEN, CT 06450
(203) 237-7200

-WE ARE FULLY INSURED -

CT. REG. # 532021

32 BEECHER STREET
SOUTHINGTON, CT 06489
(860) 621-5656

Tony Butrimas

4 September, 2019

tony@abpropertymanagement.com

SPECIFICATIONS FOR ROOF REPLACEMENT -
925 FARMINGTON AVENUE, KENSINGTON

1. Carefully protect and secure all entrance and parking areas during roof removal and installation process, enabling continuous access to building where safe.
2. Remove existing roofing on entire building and haul away debris.
3. Replace any damaged or water soaked decking at an additional cost of \$3.50 per square foot.
4. Install white aluminum edging to roof perimeters.
5. Install "Ice and Water Shield" to below specifications.
 - a. Ice shield to be applied from leading edge to a point 6 feet up roof slope and folded over fascia board as per manufacturer's specifications.
 - b. Aluminum edging to be installed over ice shield membrane.
 - c. In all valleys.
6. Apply MFM seam tape over all plywood joints as per newly revised (11/18) state building code. (R905.1 of the IRC)
7. Cover remaining deck surface with synthetic roof underlayment.
8. Install G.A.F. Materials Corporation, "architectural style" shingles. Color to be Barkwood (closest to existing).
9. Replace vent pipe flashings with new.
10. Install full-length ridge vent to main roof peaks. City Roofing and Siding is not responsible for any items damaged or cleanup of any fallen debris in attic areas during roof vent installation process. Items should be removed or protected by homeowner prior to work starting.
11. Store or relocate all equipment and staging nightly in order to keep work areas secure.
12. Clean up and haul away all debris.

Material, labor, permit, all taxes and clean up:

\$ 12,150.00

By

Matthew Lasek

Matthew Lasek

FACADE PROGRAM BUILDING DEPARTMENT OVERVIEW

Project Name:	DAIRY QUEEN	
Project Address:	806 FARMINGTON AVENUE	
<i>Item</i>	<i>SFA Group</i>	<i>White Eagle Const.</i>
Remove Existing Gamble Roof		
Reframe New Roof Line		
Install New Roofing		
Install New Stucco		
Install New Blue Appolock	\$138,300.00	\$134,750.00
Additional Canopy	\$25,332.00	\$24,250.00
TOTAL	\$163,632.00	\$159,000.00

* This project will involve a revamping of the Dairy Queen with a new look including a few roof, new roofline, new stucco and Appolock on exterior and a canopy to cover patrons on the patio.

TOWN OF BERLIN
Economic Development
240 Kensington Road
Berlin CT 06037
Tel: (860) 828-7005

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Instruction: Please complete all items carefully and accurately to the best of your knowledge.

I. Owner Information

Property Owner(s) Name (Titleholder): Michael + Rosemary Cassetta

Owner Type: (Check One)

Corporation ☐ Individual ☒ LLC ☐ Partnership ☐ Proprietorship ☐

Mailing Address: 323 Wethersfield Rd

City: Berlin State: CT Zip Code: 06037

Email: Michael.Cassetta@gmail.com

Telephone: 860-508-7503 Ext: _____ Fax: _____

II. Property Information (to be given as security for Façade Loan)

Address of Subject Property: 806 Farmington Ave

Name of Current Business(es) and Business Owner(s) or Merchants(s):

Dairy Queen

Total amount of outstanding debt on subject property:

Type	To Whom	Amount	Maturity Date	Balance
1 st Mortgage Holder				
2 nd Mortgage Holder				
Other liens				

III. Principal(s)/Guarantor Information

Name(s): _____

Address(es): _____

IV. **Type of Improvements Proposed:**

☐ Awning ☒ Canopy ☐ Doors ☐ Gutters
☐ Landscaping ☐ Lighting ☐ New Sign ☐ Painting
☐ Paving ☐ Sign Removal ☐ Sidewalk ☐ Siding ☒ Windows

Exterior \$159,000⁰⁰ Signage _____

Other _____

TOTAL _____

AMOUNT OF GRANT REQUEST: \$65,000⁰⁰ (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: Self - \$100,000⁰⁰

Bank: _____

Other: _____

BERLIN FAÇADE GRANT: _____

Total Project Cost: \$159,000⁰⁰

V. **PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION:**

- Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- Brief company profile.
- If the property owner and business owner are not the same, a letter of support from the property owner is required.
- ~~Copy of lease for current or proposed business location (if applicant is lessee).~~
- Estimates for all renovations including itemized material and labor costs.
- ~~Copy of deed to real property.~~

VI. **Façade Improvement(s) Request**

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures: _____

WHITE EAGLE CONSTRUCTION LLC

122 HIGH ST.
NEW BRITAIN CT 06051

Estimate

Date	Estimate #
4/6/2020	101

Name / Address
Michal Casetta

			Project
Description	Qty	Cost	Total
Dairy Queen Berlin CT Remodel		134,750.00	134,750.00
-remove existing gamble roof			
-reframe new roof line			
-install new roofing			
-install new stucco			
-install new blue appolock			
additional canopy		24,250.00	24,250.00
Sales Tax		6.375%	0.00
		Total	\$159,000.00

Customer Signature _____



SFA Group LLC.

412 Founders Rd
Glastonbury, CT. 06033

DATE: 4/3/20

Submitted to:

Michael Cassetta
Farmington Ave
Berlin, Ct.

Work Performed:

Dairy Queen
Farmington ave
Berlin Ct

\$138,600.00

we propose to complete the following scope of work

Remove existing gamble roof line

reframe rew roof line

install dryvit system

install new roofing

permits included

painting included

Alternate for new front canopy. \$ 25,332.00

Very truly yours, SFA Group LLC.

Christopher Filomeno
President





1205



16 12:28 PM



In Berlin,

May Is the Month of Mom

Pamper Mom

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #2

Telephone

Address

Deal #1

Deal #2

Partner #3

Telephone

Address

Deal #1

Deal #2

Partner #4

Telephone

Address

Deal #1

Deal #2

Moms on the Go

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Treat Mom

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Give Mom a Break

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Partner #1

Telephone / Address

Website

Deal #1

Deal #2

Share two receipts of \$15 or more from two 'Month of Mom' locations to be entered into the Town of Berlin's raffle drawing for 10 gift cards of \$25.00 EACH to Berlin firms. Email copies of your receipts to edcoffice@town.berlin.ct.us.

TIF

Tax Increment Financing, or “TIF”, is a financing method used to catalyze economic development. It uses anticipated future increases in property tax revenues to generate incremental tax revenues from a specific development project or projects across a designated district to help pay for current costs associated with development. These can be public and/or private costs.

TIF is a local economic development policy and program that is enabled and guided by state law, Connecticut Public Act No. 15-57. It does not require State approval and its structure and details are determined by the local legislative process

The CT Statute provides an opportunity for the Town of Berlin to:

1. Enter into a tax fixing agreement for up to 15 years with a developer
2. Credit Enhancement Agreement
3. Special Tax Abatements Just Within A TIF District
 - a. Town gets all taxes and can “refund back” a portion as well
4. Town can “invest into a project” and get back the \$ through future taxes
 - a. Can be used as a tool to help a project get funded by a bank
5. Taxes Can Be “Set Aside” for projects, marketing and the like for an area

What are the benefits of TIF? TIF is a very flexible tool to target investment in key locations in a community. TIF can be used in combination with state, federal and private foundation grant resources. TIF is also an effective tool to encourage private sector investment through Credit Enhancement Agreements (CEAs).

TAX ABATEMENTS

KEEP OUR EXISTING TAX ABATEMENTS AS A TOOL

3 YEAR	50/40/30
5 YEAR	50/40/30/20/10
7 YEAR	50/50/40/40/30/20/10