

Town of Berlin

Department of Economic Development

Tax Abatement Application

Name of Operating Company: Coccoro Brothers Associates LLC

Name of Parent Company (If applicable): None

Name of Entity that will own the real estate: None

Mailing Address: 365 New Britain Rd, Berlin, Ct. 06037

Project Address (If applicable): 873 Farmington Ave

Company Number: _____

Phone Number: 860-828-1632 Email: tpcjunior@yahoo.com

Description of the business to be located in the facility including the types of products manufactured or distributed:

Retail, office, & apartments

Project Description – Please include square footage of building to be constructed or renovated, a general description of machinery and equipment and other personal expected to be added to the grand list, expected project start and completion dates. Attach an additional sheet if needed.

6000 SQFT Addition to existing Building with approx 2000 SQFT
of outside patio
Start Date 1/1/21 – Completion 12/31/21

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

Town of Berlin

Department of Economic Development

Estimated Value of Real Estate Improvements: 1,000,000.00 = 900K Building 100K patio


Estimated Value of Additional Personal Property: TBD

Number of Jobs to be Retained in Berlin: _____

Number of Jobs to be Created: _____

Additional Details (If needed):

5/5/2020
Date


Signature of Company Representative

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Town of Berlin, Connecticut • Chris Edge, Economic Development Director
240 Kensington Road • Berlin, CT 06037 • (860) 828-7005 • Fax: (860) 828-7180 • Email: cedge@town.berlin.ct.us

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): MASSIRIO GROUP LLC

Owner Type: (Check One)

Corporation ☐ Individual ☐ LLC ☒ Partnership ☐ Proprietorship ☐

Mailing Address: 80 MASSIRIO DRIVE

City: Berlin State: CT Zip Code: 06037

Email: COLONIALMOVINGANDSTORAGE@gmail.com

Telephone: 860-505-7221 Ext: _____ Fax: 860-505-7754

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

Address of Subject Property: SAME AS ABOVE

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

TAIT TRANSPORTATION LLC DBA Colonial Moving and Storage
David Vail, SALVATORE MASAGLIARE, John Masagliare

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 _____ Signage 691/22

Other _____

TOTAL _____

AMOUNT OF GRANT REQUEST: \$345.64 (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: \$345.64

Bank: _____

Other: _____

BERLIN FAÇADE GRANT: \$345.64

Total Project Cost: 691/22

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: COMPANY NAME Signage on front building 26x30
See estimates for Material Cost.



"A business with a professional sign, is a sign of a healthy business"

44 Washington Avenue, Suite 5
Berlin, CT 06037
Phone 860.829.SIGN (7446)

Signage@VitalSignsGraphics.com

New
Address

Quote

DATE: 2/19/20

TO:
Colonial Moving & Storage
80 Masserio Drive
Berlin, CT 06037

SHIP TO:
Same

COMMENTS OR SPECIAL INSTRUCTIONS: EXTERIOR BUILDING SIGN

SALESPERSON	P.O. NUMBER	TERMS
		Due on receipt

QUAN	DESCRIPTION	Sides	Height	Width	UNIT \$	TOTAL
1	Alum. Vinyl Sign with logo	1	30"	8'		525.00
-	Installation					125.00
-	Permit - approximate cost pending TOB costs					75.00
	Discount					

SUBTOTAL 650.00

SALES TAX 41.27

SHIPPING & HANDLING -

TOTAL DUE \$691.27



QUOTATION

QUOTE NO: 021920-02
DATE: 2/19/2020
TO: Colonial Moving & Storage
Berlin CT
FROM: Scott McKay

National Sign Corporation proposes to do the following:

Manufacture and install one 30" x 96" non illuminated aluminum wall sign as per drawings provided by customer.

30" x 96" non illuminated pan sign	\$	1,285.00
Installation cost:	\$	300.00
Sign permits estimate:	\$	600.00

Design, Manufacturing,
Installation & Maintenance
of Regional & National
Sign Programs

Web: www.nationalsign.com

780 Four Rod Road
Berlin, CT 06037
Phone: (860)829-9060
Fax: (860)829-9062

21 Larsen Way
North Attleboro, MA 02763
Phone: (508)809-4638
Fax: (508)809-4639

CT Lic. C7-189960

RI Lic. SCFC0247

Cost:	\$	2,185.00
6.35 % SALES TAX:	\$	138.75
TOTAL COST:	\$	2,323.75

For the following location: 80 Massirio Drive
Berlin CT

incl Quoted prices do not include the cost of permits.

National Sign Corporation can obtain permits for you if you require.
This service is charged at the rate of \$85 per hour (\$150 per hour
for evening meetings) plus the permits at cost.

n/a Prices do not include power to the sign location or final connection.

n/a This quotation is a preliminary budget based on the initial information
provided and subject to revision based on final approved shop drawings,
engineering, technical site survey, Landlord and municipal approvals.

n/a Applicable sales & use taxes are the responsibility of the purchaser.

Terms: Payment in Full with Approved Quotation

Signature for Approval

Date

S:\Scott\Scott\Vital Signs quotes\Colonial Moving & Storage sign quote 20.xls