

**BERLIN ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING**

Monday, July 13, 2020

240 KENSINGTON ROAD, BERLIN – 6:00 P.M.
BOARD OF EDUCATION CONFERENCE ROOM – Commissioners Only
For The Public - Call-in Number – 563-999-2090 code 269573

1. Call To Order
2. Minutes of May Special Meeting
3. Façade Improvement
 - Façade Program – Balance of Funds
 - 817 Farmington Avenue – COLES ROAD
 - 1-37 Webster Square Road – Façade Program (eligibility?)
 - 488 New Britain Road (Façade Modification for SalCal Real Estate)
4. Incentive Programs
 - Turnpike Ridge – Tax Abatement Discussion
 - Tax Abatement Policy Change
 - Action on Turnpike Ridge Tax Abatement
5. Adjournment

Town of Berlin

Department of Economic Development

BERLIN ECONOMIC DEVELOPMENT COMMISSION

Special Meeting Minutes

Monday, June 22, 2020

Virtual Meeting -- 6:00 P.M.

MEMBERS IN ATTENDANCE:

David Cyr, Chairman
Keith Bostrom
J. Richard Chasse

ABSENT:

Peter Campanelli, Treasurer
Robert Sisti

Ed Egazarian, Vice-Chairman
Chris Coppola

STAFF:

Chris Edge, Economic Development Director
Kristen Grabowski, Recording Secretary

Chairman Cyr called the meeting to order at 6:00 p.m.

1. Meeting Opening

Director Edge reviewed the procedure for the virtual meeting, noting that the public would be calling in to address the Commission.

2. Public Comments

James Bannon, Box Bistro owner, addressed the Commission. He noted that he recently moved his business from Farmington Avenue to 380 Main Street in order to consolidate the retail and production sites. Mr. Bannon discussed the business trends, noting that he typically has between 100 and 150 transactions per day, even with curbside pickup. He continued, explaining that he has established good rapport with area businesses, including the new brewery opening across the street. There is a possibility to provide food for customers enjoying beer in the taproom in the future. Mr. Bannon discussed a significant concern, parking. He explained that parking is tight, and traffic must flow one-way around his building. He's talked to the owner of Good Cause Gifts (immediately to the left of his property), Pam, to problem solve. At this time, Good Cause Gifts has angled parking, but it is difficult for cars to park and turn around. They have worked together to make the flow of traffic easier, but it has not solved the parking issue. Mr. Bannon discussed the need to bring this to the Town in an effort to problem-solve together. He explained that the area is beginning to thrive again, especially with the coffee house and the brewery. More people are patronizing the area, and more parking is necessary. He

Town of Berlin

Department of Economic Development

explained that he has worked to educate customers on where to park, telling them not to park at Good Cause Gifts because it is not a public lot.

Chairman Cyr inquired about the dilemma, asking if the parking problem relates to employee parking or customer parking. Mr. Bannon noted that it is a combination of both. After reaching out to Webster, he's asked employees to park in that lot and walk to his property. There are only four parking spots dedicated to his business, and one holds the work van used for deliveries. He noted that model for his business allows for grab and go, but there is seating inside as well. Managing the traffic and parking situation can be tricky. Chairman Cyr reiterated the concerns, noting that there are problems with customer parking, employee parking, and delivery parking.

Pam DonAroma, Good Cause Gifts, noted that she and Mr. Bannon have worked out a temporary solution to some of the traffic/parking issues. She continued, noting that the bigger problem is that the entire area of Town has had an increase in activity, and there is not enough parking to handle it. Chairman Cyr inquired about a potential solution. Ms. DonAroma noted that if the Town was able to secure additional parking, it would alleviate some of the congestion that businesses are experiencing. Additional parking at the train station was discussed, and it was noted that that location may be inconvenient for customers.

Director Edge discussed previous plans for a municipal parking lot behind the building housing Café Busy Bean, Dr. Horn, and Dr. Bannon (not relation to James)'s office. He noted that there would have been 21 parking spaces, but it did not come to fruition because two of the three property owners would not sign off on the plans. He also discussed the possibility of using the Webster Bank lot, but it would not be a permanent solution due to liability. Director Edge noted that he has also had discussions with Don Whitman, who owns the two buildings opposite of Webster Bank. He would be willing to negotiate the use of a few spots for Box Bistro employees. He continued, noting that everything is privately owned, and the need for expanded parking is growing. He explained that a larger discussion needs to happen with the Town Planner. He also noted that he could sit with Mr. Bannon and Ms. DonAroma

Chairman Cyr noted that Webster Bank is planning to sell the property. Director Edge confirmed, but he noted that there are no plans for Webster Bank to vacate the building. Mr. Cyr noted that new owners could put up a parking garage, but it was also discussed that a parking garage could be tough in that

Town of Berlin

Department of Economic Development

particular location. Chairman Cyr inquired as to whether the property owners along Main Street could have changed their viewpoints regarding the shared municipal lot. Director Edge noted that the initial funds allocated for the projected have been reassigned to streetscape on Farmington Avenue and other projects along Main Street. The monies must be spent by the end of the year, so the property owners would be responsible for funding the project if a rear lot was again an option. Director Edge noted that he could reach out again, but there was resistance in the past. He explained that even striping the area behind the building would be an improvement if paving cannot happen. Chairman Cyr inquired about the Pedemonti properties, and Director Edge noted that the properties will most likely be sold. He explained that they are more than likely not interested in developing a parking area without being compensated for it. Commissioner Egazarian inquired as to whether the elimination of the right turn lane in front of Good Cause Gifts could add 2-3 parking spaces.

Commissioner Bostrom circled back to the Pedemonti properties noting that the Town should purchase the three properties, knock them down, landscape, and provide the parking in the downtown area. He continued, noting that the businesses continue to grow, and they want to stay. He noted that buying the properties would clean up the area, and it would be an investment for the future. Director Edge reiterated that he would reconnect with James Bannon and Ms. DonAroma.

3. Incentive Programs: Façade Improvement

- Coles Road – cost increase of \$4,200

Director Edge noted that Coles Road Brewery has adjusted the patio project and is requesting a slight increase in their matching grant for the patio. The reasoning is a change in materials from pressure treated wood to Trex composite material. The change increases the bid by \$4,200, as it is a longer lasting product. Commissioner Bostrom noted that the Health Department may have required it as well, as they've asked for nonabsorbent material. Director Edge could not confirm. Commissioner Coppola discussed a recent quote on decking for his own property, and he noted that Trex is made of plastic and could be a potential issue in the winter months, especially because the grains contract and fill with moisture. He explained that it could get very slick, and in 10-12 years time, it will get chalky and break apart. Commissioner Coppola referred to discussions with three separate contractors, who all advised him against using Trex in specific areas that are shaded due to increased possibility of becoming slick in winter months.

Town of Berlin

Department of Economic Development

He noted that pressure treated wood is treated and nonabsorbent. Commissioner Coppola noted that safety should be the top priority, especially because customers will be consuming alcohol. The Commissioner discussed the Health Department's involvement with building materials.

Director Edge suggested tabling the item so that he could do some research. He noted that the Town Building Official is a contractor by trade, and he would be able to provide insight. Commissioner Bostrom moved to table the item, and it was seconded by Commissioner Coppola. The motion passed unanimously.

- M C Barber – 1427 Berlin Turnpike

Director Edge noted that the applicants own a barber school/barber shop in Wethersfield and Middletown. He explained that they purchased the building at 1427 Berlin Turnpike, and they will be putting in a tremendous amount of work into the property. This location will be the main headquarters, with a school and a barber shop. He explained their application for a 3-year tax abatement from the Town of Berlin. Chairman Cyr moved to approve the tax abatement at 50-40-30 or 1427 Berlin Turnpike. Commissioner Bostrom seconded the motion. Commissioner Egazarian inquired about the Chair making a motion. Chairman Cyr withdrew the motion.

The Commission discussed the property. It was noted that the building is an eyesore, and the new business will bring a new life to the area. It was noted that M C Barber has a healthy following in the barber community. It was also noted that the three-year abatement can be granted if property owners invest at least \$50,000 into a property. There is no break on the current taxes, and the abatement is for an increase in the assessment and new taxes to the Town.

Commissioner Coppola moved to grant a three-year tax abatement at 50-40-30. The motion was seconded by Commissioner Bostrom, and it carried unanimously.

- 925 Farmington Avenue

Director Edge discussed a previous application that came before the Commission. He reviewed the notes from a previous meeting, noting that approval was granted for roofing, lighting, and landscaping. He asked commissioners to confirm that when approving the application, it was noted that a good portion of the building is visible from Farmington Avenue.

Town of Berlin

Department of Economic Development

Commissioner Egazarian noted that the building is in close proximity to the Newport development, and it is visible from Farmington Avenue.

- 83 Mill Street LLC

Director Edge noted that Joey B's was approved for a façade grant in January. Typically, there is a 120 window to do the work, but because of COVID-19, work has not begun. The applicants have requested a 120 extension. Commissioner Egazarian moved to extend the application by 120 days. Commissioner Coppola seconded the motion, which carried unanimously.

4. Mixed-use (retail/self-storage) discussion

Director Edge noted that he has been approached by a real estate agent/developer from New Hampshire. He noted that they have developed a concept for a combination of retail and self-storage. Plans show that retail would be in the front of the property, and self-storage would be in the back of the property. The garage doors would be faced away from the road. The facility would be classy, and it would not look like a typical self-storage facility.

Commissioner Bostrom noted that a similar facility was developed in Meriden about 10 years ago, and the project was well done. He noted that the storage facility is not visible from the road, and it is accessed through a side entrance. Commissioner Coppola inquired about the possibility of having the Berlin Police Department reach out to the Meriden Police Department to gain insight on the type of development.

Chairman Cyr inquired about the requirements necessary for this type of project to be developed on the Berlin Turnpike. Director Edge noted that self-storage is not allowed on the Berlin Turnpike at this time. He explained that a text amendment would be needed. He noted that the project would include a higher end retail building with the possibility of a restaurant, shopping, etc. He noted that it is a potentially big asset in a location that is underutilized. Because this is strictly a conceptualized design, specific locations have not yet been discussed.

Commissioners discussed the need for Director Edge to have flexibility to research and potentially support the concept. Commissioner Egazarian noted the importance of looking to the future, especially with non-traditional development opportunities.

Town of Berlin

Department of Economic Development

Commissioner Egazarian moved to advance the idea to the Planning and Zoning Commission. Commissioner Coppola noted that the language in the motion should reflect that the look of the facility should be amenable to PZC standards. The motion was seconded by Commissioner Coppola, and it carried unanimously.

5. Steele Center/Boulevard Updates

Director Edge noted that the zoning appeal has ended, and the court date is next Monday to file the stipulated judgement. He noted that the final pieces of the project can move forward with financing, closing, and hopefully a fall groundbreaking.

Boulevard

Director Edge noted that the Town Council chose a bidder, and it came in lower than expected. He noted that once meetings take place and the bid is awarded by the Town Council, work can begin.

6. Minutes Corrections

Director Edge noted that minutes need to be corrected due to potential State audits. He noted changes could be reviewed in the packet.

- 488 New Britain Road Façade

Commissioner Egazarian moved to approve changes. He rescinded the motion, and it was tabled to the next meeting.

- 925 Farmington Avenue

Commissioner Egazarian moved to approve the proposed changes. The motion was seconded by Commissioner Bostrom, and it carried unanimously. Director Edge verified that he would modify the minutes to reflect this.

7. Adjournment

Commissioner Bostrom moved to adjourn the meeting, seconded by Commissioner Coppola. The motion passed unanimously. The time was 7:09 p.m.

Respectfully submitted,

Kristen M. Grabowski
Recording secretary

RESPONSIBLE GROWTH TOD FACADE GRANT PROGRAM (AS OF 7-13-2020)

Identification	Applicant	Address	Total Amount	.5 Miles	Details	Approval Date	Completion Date
Richards Machine	Bartkowski Family LLC	80 Massirio Drive	\$1,739.29	NO	COMPLETED	9/11/2017	5/1/2018
359 Main Street	Peggy Fitzsimmons	359 Main Street	\$561.19	YES	COMPLETED	6/1/2018	7/18/2018
	Jacunski Humes		\$21,840.00	N/A	COMPLETED	N/A	N/A
1067 Farmington	Dr. Tosatti	1067 Farmington Avenue	\$6,512.05	YES	COMPLETED	9/10/2018	11/1/2018
785 Farmington Ave	Rick Pentore	785 Farmington Avenue	\$1,090.09	YES	COMPLETED	8/14/2018	10/31/2018
39 Mill Street	James Massirio	39 Mill Street	\$30,155.50	NO	COMPLETED		4/1/2018
1244 Farmington	Beattman Family	1244 Farmington Avenue	\$60,000.00	NO	COMPLETED	5/1/2018	5/30/2019
1067 Farmington	Dr. Marus	1067 Farmington Avenue	\$1,500.00	YES	COMPLETED	3/5/2019	5/1/2019
1128 Farmington	Smoke 11	1128 Farmington Avenue	\$709.89	YES	COMPLETED	2/4/2019	6/1/2019
SJC Investments	SalCal Real Estate	488 New Britain Road	\$29,363.00	YES	COMPLETED	Mid-2018	5/1/2020
1064 Farmington	Dynasty Jewelers	1064 Farmington Avenue	\$32,700.00	YES	COMPLETED	4/1/2019	10/1/2019
Focus (2)	AIM Partners	4 Lower Lane	\$48,372.53	YES	COMPLETED	9/9/2019	5/1/2020
Webster Square Plaza	Webster Square Plaza	1-37 Webster Square	\$3,805.78	NO	COMPLETED	9/1/2019	Nov. 2019
Joey B's	Joey B.	83 Mill Street	\$1,069.00	NO	COMPLETED	11/18/2019	4/1/2020
Seven Moons	Seven Moons	1128 Farmington Avenue	\$1,331.50	YES	COMPLETED	11/18/2019	3/1/2020
25 Web. Square Road	Suburban Sports	25 Webster Square Road	\$18,225.25	NO	DELAYED	1/13/2020	Sept 2020 (est)
83 Mill Street LLC	Joey B's	83 Mill Street	\$50,000.00	NO	BEGIN SOON	1/13/2020	Sept 2020 (est)
Tracy & Company	Tracy Q.	985 Farmington Avenue	\$11,136.39	YES	IN PROCESS	11/18/2019	July 2020 (est)
IPIC	IPIC	16 Harding Street	\$36,690.54	YES	IN PROCESS	2/3/2020	July 2020 (est)
Coles Road Brewing	OCHHE LLC	817 Farmington Avenue	\$29,109.00	YES	DELAYED	3/2/2020	Sept 2020 (est)
848 Farmington Ave	Newport Center	848 Farmington Avenue	\$36,068.00	YES	BEGIN SOON	5/4/2020	Sept 2020 (est)
925 Farmington Ave	Butimas Bldg	925 Farmington Avenue	\$11,344.46	YES	COMPLETED	5/4/2020	7/1/2020
806 Farmington Avenue	MRP Realty/DQ	806 Farmington Avenue	\$60,000.00	YES	IN PROCESS	5/4/2020	Nov 2020 (est)
80 Massirio Drive	Colonial Moving/Storage		\$345.64	NO			
Coles Road Brewing	OCHHE LLC	817 Farmington Avenue	\$2,100.00	YES	TONIGHT MEETING		
	Jacunski Humes	Project Wrap-ups	\$2,500.00	N/A	IN PROCESS		
APPROVED AND ENCUMBERED					APPROVED PROJECT GEOGRAPHY		
		Obligated To date:	\$493,669.10		WITHIN .5 MILES	\$306,488.64	64.96%
		RGTD Funds Available:	\$500,000.00		OUTSIDE .5 MILES	\$165,340.46	35.04%
		Consultant (Jacunski Humes):	\$21,840.00		Consultant	\$21,840.00	
		Unobligated balance:	\$6,330.90			\$493,669.10	\$471,829.10

cedge

From: Scott Hamilton <contact@colesroadbrewing.com>
Sent: Friday, June 26, 2020 8:33 AM
To: cedge
Subject: Re: Patio

Good morning Chris,

The health department didn't mandate Trex. They said the patio couldn't be made of an absorbent material unless it was sealed. If we use pressure treated it would have to be sealed with an epoxy paint, which as a few down falls. It would cost more, wouldn't look as nice and would require a lot more maintenance.

Thank You
Lea

Sent from my iPhone

> On Jun 24, 2020, at 3:34 PM, cedge <cedge@town.berlin.ct.us> wrote:
>
> Paul and Lea -
>
> I wanted to give you a heads-up about the Economic Development Commission meeting on Monday night.
>
> I brought up the request for the Trex, and a discussion ensued.
>
> They asked that the item be tabled due to that discussion.
>
> The Commission is not against the Trex, but they question why a health official would mandate the Trex and accordingly an additional cost to the property owners.
>
> Could you tell me who said you should do Trex from the Health Department?
>
> I want to get the background and to better understand for the Commission members.
>
> If I can get some answers, I will re-present the Trex at the July 6th meeting.
>
> Thank you and have a great night -
>
> Chris
>
>
> -----Original Message-----
> From: Scott Hamilton <contact@colesroadbrewing.com>
> Sent: Tuesday, May 26, 2020 6:21 PM
> To: cedge <cedge@town.berlin.ct.us>
> Subject: Patio
>
> Good afternoon Chris,
>

Liberty Builders LLC
4 Grimes Rd
Rocky Hill, CT 06067
(860)916-3859
libertybuildersllc@att.net

Estimate

ADDRESS

Coles Road Brewing
817 Farmington Ave
Berlin, Ct

ESTIMATE # 1048

DATE 06/01/2020

ACTIVITY	AMOUNT
Trex decking upgrade	4,200.00
Additional costs in upgrading to Trex decking	

TOTAL	\$4,200.00
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Accepted By

Accepted Date

Liberty Builders LLC
4 Grimes Rd
Rocky Hill, CT 06067
(860)916-3859
libertybuildersllc@att.net

Estimate

ADDRESS

Coles Road Brewing
817 Farmington Ave
Berlin, Ct

ESTIMATE # 1044

DATE 08/11/2019

ACTIVITY

AMOUNT

Brewery deck with arbor

26,374.00

Install pressure treated wood deck on street side of building. Deck will come out from building approximately 20' and will span the length of the building on this side. There will be an emergency exit ramp out to the parking lot next to existing ramp from building. Install black aluminum railings along entire area. The black railing will tie in the business with the street scape theme. Install Pressure treated arbor over entire deck area as a partial sun block for the deck and entry. All fixtures and hardware will be black in color so they tie in with the theme on the adjacent train bridge and street scape. Permits, materials and labor included

Brewery entry doors

7,134.27

Install glass double door entry in garage door opening. Glass doors will be in front of existing garage door so that the garage door can be closed for security and privacy if needed. Replace two entrance doors facing parking lot. These door will be glass doors that match double doors to deck. All glass doors will be black anodized aluminum with clear glass. Rework main entrance floor and parking lot to comply with ADA standards. Replace back room exit door (exits onto deck).

Brewery awnings

11,394.00

Install three new awnings along parking lot side to cover entries and shade windows.

Brewery exterior lighting

7,129.00

Replace Exterior building lights with a black fixture to illuminate parking lot side of building. Install two outdoor ceiling fans and multiple rows of outdoor led string lights on underside of arbor.

Trex decking upgrade

4,200.00

Additional costs in upgrading to Trex decking instead of pressure treated deck boards

TOTAL

\$56,231.27

Accepted By

Accepted Date

TOWN OF BERLIN
Facade Improvement Grant Program

I. Overview:

The Facade Improvement Grant Program ("Program") is an economic development incentive program offered to eligible applicants who own or lease eligible property located within strategic development areas in the Town of Berlin.

The Program is intended to:

1. Attract and retain local businesses;
2. Encourage increased patronage of local businesses;
3. Stimulate efforts to improve and upgrade existing building facades and landscaping which complement transit oriented development initiatives focused around the Berlin Train Station;
4. Stabilize and increase property values;
5. Provide property owners and tenants the ability to work in partnership with the Town to implement aspects of town planning and economic development strategy(ies);
6. Ensure the design of approved projects is consistent with the Farmington Avenue Design Guidelines;
7. Encourage continued private-public partnership that allows Program funds to be leveraged with private capital to ensure the success of the Program's goals.

Grant Amounts:

A. Initial Project Design Grant:

A grant is available for up to \$1,500 or 75%, whichever is greater for initial professional design fees to assist the eligible applicant to develop a project scope and cost estimate. The grant shall be paid on a reimbursement basis to the eligible applicant (see Eligibility Requirements section).

An architectural plan is not required if the applicant can provide sufficient detailed plans and specifications to describe the project.

The applicant may either use the Town's contracted consultant or may select a different consultant.

B. Primary Project Grant:

The Program offers an eligible applicant a reimbursement grant of 50% of the total cost of the project up to \$50,000.

The \$50,000 maximum reimbursement grant shall include any grant provided for initial professional design fees.

The maximum that the Town will reimburse the applicant for professional design services shall be 15% of the grant amount.

C. Town Grant Match for approved Single Sign:

The maximum that the Town will match the applicant for signage shall be \$1,500.

II. Program Requirements:

A. Program Oversight and Administration

The Program is overseen by the Berlin Economic Development Commission ("EDC"). Each Program grant application must be complete before it shall be accepted for review and evaluation by the EDC.

No member of the EDC, Town Commissions or Town staff that have a decision-making or administrative role in the Program shall benefit either directly or indirectly from this Program.

The EDC reserves the right to amend the requirements and guidelines of the Program.

B. Lien Waiver Requirement:

Program funds shall be released to Program participant(s) on a reimbursement basis only. The Town shall require lien waivers on each Program award.

C. Project Completion Requirement:

Program participant shall complete approved project within one hundred twenty (120) days from the date of Contract execution between the applicant(s) and the Town of Berlin.

D. Project Extension Request:

Approved projects that do not meet the Project Completion Requirement may request one (1) project extension request which shall be approved at the discretion of the EDC.

III. Property and Project Eligibility Requirements:

A. Eligible Property:

1. A property shall be considered eligible for this Program if it is located in a CCD-1 or CCD-2 zone (commercial use only) or in other targeted areas as specified in the Facade Improvement Program Target Area Map located on the Town of Berlin's website.
2. The EDC shall provide Program grant award preference to eligible properties located within the strategic transit oriented development area (TOD) and within 0.5 miles of the Berlin Train Station.
3. An ineligible property shall include but is not limited to:
 - a) A property that is in foreclosure;
 - b) A property that is determined by the Town of Berlin Building Official to be unsafe or will be demolished.

B. Eligible Project(s):

1. Eligible project(s) shall include:
 - a) Improvement or upgrade to building façade;
 - b) Functional and safety improvement(s) that aesthetically improve the

- property;
- c) Repair(s) or alteration(s) that enhance the exterior of the property;
- d) Replacement of exterior doors and/or windows;
- e) Purchase and installation of exterior light fixtures.
- f) Purchase and installation of awnings,
- g) Replacement of architectural elements, including those that have structural problems;
- h) Removal of non-original materials or treatments;
- i) Correction of exterior building code violations, provided that it enhances the façade appearance;
- j) New signage;
- k) Improvements including landscaping only if such improvements are visible from the street;
- l) Other items having significant visual impact.

2. Ineligible Project(s): shall include but are not limited to:

- a) Construction of a new building(s) or structure(s);
- b) Any improvement to an interior;
- c) Routine maintenance;
- d) Furnishings (for example patio furniture);
- e) Equipment and supplies;
- f) Operating expenses;
- g) Merchandising signs relating to a tenant with no lease;
- h) Refinancing of any debt;
- i) Payment for work done prior to final application approval.
- j) Any work done by the property owner, relatives, or firms related to in full or part by the property owner to improve the property.

Additional ineligible project(s) may be prohibited at the discretion of the EDC provided it does not meet the intent and purpose of the Program.*

IV. Program Application Guidelines:

Initial Project Consultation:

To help ensure that eligible applicants are planning a project(s) that is consistent with the Program objectives and requirements, applicants may be required to participate in a consultation with the Director of Economic Development and the Director of Development Services.

The EDC strongly encourages applicants to take advantage of this consultation prior to completing the formal Program application. Please contact the Town of Berlin Economic Development Department at 860-828-7005 for additional information.

Application Guidelines:

- a. Completed application is submitted to the Economic Development Director's Office. Applications shall include a current photograph of the property, a description of the improvements that are planned, an itemized estimate of the project budget, and a rendition of the proposed look of the . Please use the Itemized Estimate template.

- b. An applicant must secure at least 2 bids/quotes for any and all work to be performed which will be submitted to the Economic Development Director's Office for review. The applicant is not required to select the low bidder, but the Town may limit its grant to 50% of the low bid if there is a significant difference between the low bid and the accepted bid.
- c. Town staff will review application for the eligibility of the applicant and planned scope of work. Other eligibility criteria include the impact of the project to improve the appearance of the building and surrounding structures in the business corridor; leveraging additional economic activity; furtherance of the general goals of the Façade Improvement Program; and furtherance of other town studies and plans.
- d. The property owner is notified by the Economic Development Director's Office of project eligibility based on meeting the basic eligibility criteria described above. An eligibility denial by the Economic Development Director can be appealed to the Economic Development Commission.
- e. If the applicant is seeking matching design funds, the Economic Development Director shall prepare an agreement to reimburse up to 75% of the cost of professional services, not to exceed \$1,500 for the applicant to prepare plans and cost estimates for the project. The professional services must produce sufficient information for the applicant to submit an application for construction funding including drawings of proposed improvements, a written description and itemization of materials for the proposed improvements, including materials, and an itemized estimate of costs. Please use the Itemized Estimate worksheet.
- f. Once the design and cost estimate is complete, the applicant will complete the application for construction grant funding. The Director of Economic Development and other Town staff and or design consultant/architect will meet with the property owner and its consultant as needed to answer questions related to the project scope and estimated cost and will authorize the applicant to proceed for design approvals. The applicant will apply to the Economic Development Commission (EDC) for initial approval which will include the determination of eligible work and the level of funding. Once approved by the EDC, the application will go to the Planning and Zoning Commission for design approval for consistency with the Farmington Avenue Design standards. .
- g. The property owner is notified by the Economic Development Director's Office of application acceptance or denial. If a project is awarded, the notification includes the maximum dollar amount of the grant. In the case of awarded projects, the following steps are taken.
- h. Applicants are responsible for obtaining all necessary governmental permits, including building permits.
- i. The Town will authorize reimbursement of payment after completion of the project in accordance with the approved project. The Town will not contract to perform any of the work, but will reimburse the applicant for approved expenses. Satisfactory proof of payment is required for reimbursement.

Staff will be permitted to inspect the project to ensure conformance with the agreed upon project scope.

V. Additional Terms and Conditions

Complete applications will be reviewed and awarded by the EDC on a first come first served basis. The EDC may reject any application that is not complete or requires additional supporting documentation as determined by the EDC.

By accepting Program funds, the Applicant agrees to maintain all improvement(s) and to keep applicable property clean and presentable for a minimum of five (5) years from date of project completion. The property shall be maintained at the Applicant's own cost and expense. The Town shall take a lien on the property to secure this commitment. The lien shall be recorded on the Town of Berlin Land Records and be for a term of 60 months from the time of the Planning & Zoning approval. As long as no major changes have happened with the façade work, the lien will expire upon the date 60 months out.

No Program funds shall be awarded to including but not limited to: any individual, LLC(s), or any member or partner in an LLC with outstanding debt(s) owed to the Town of Berlin including but not limited to; fees, liens, and taxes.

* This discretion can include, but not limited to; limited amount of funding available, a location outside of the targeted TOD area, costs that are not in line with market rates for the work to be performed, and if it is determined that information on the application was willingly put it as untrue, false or misrepresented.

30

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): Webster mill Plaza association

Owner Type: (Check One)

Corporation ☐ Individual ☐ LLC ☒ Partnership ☐ Proprietorship ☐

Mailing Address: 1-37 Webster Square Rd

City: Berlin State: CT Zip Code: 06037

Email: PTougas1@Comcast.net

Telephone: 860-559-5545 Ext: _____ Fax: _____

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

Address of Subject Property: 1-37 Webster Sq Rd

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

<u>Creations Hair & SPA</u>	<u>DR. GIANOLI Oral Surgeon</u>
<u>Suburban Sports</u>	<u>John M. Glover Finsw.</u>
<u>Advanced Dental</u>	<u>Grants Wellness</u>
<u>Cabaret Theatre</u>	<u>Art of Aesthetics</u>

Total amount of outstanding debt on subject property:

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

III. Principal(s)/Guarantor Information

Name(s): Phillip & Carla Tougas

Address(es): 1 Webster Sq Rd Berlin, CT 06037

IV. Type of Improvements Proposed:

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

Exterior ☒ \$53,000 Signage _____

Other Culbing 10,000

TOTAL \$63,000 for project

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

Sources of Funding for Total Project:

Owner: WEBSTER mill plaza association

Bank: Webster Bank

Other: _____

BERLIN FAÇADE GRANT: _____

Total Project Cost: _____

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. Facade 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:

Landscaping and curbing overhaul
IT will be accomplished by using compact
tractor and manual labor. Rates \$1000

I certify that the information in this application is true and complete and I agree to participate in the Façade Improvement Program.

The undersigned hereby authorizes the Town of Berlin to independently verify the information contained in this application.

Phil Lye 6/2/2020
Owner(s) Signature(s) **MUST BE NOTARIZED** Date

Lessee(s) Signature, if applicant **MUST BE NOTARIZED** Date

STATE OF CONNECTICUT
COUNTY OF Hartford

The foregoing instrument was subscribed to and sworn to before me,
this 2 day of June 2020

Leida Lye, Notary Public

My Commission Expires: _____



LEIDA LYE
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP. 06/30/2024

Please submit the following items along with the application form:

- Copy of deed and mortgage documents for subject property.
- Complete the attached Tax Affidavit showing that all Town taxes due on all property owned by the same owner are paid in full and return to:
Economic Development Director, Berlin CT 06037
- Copy of Certificate of Insurance on subject property.
- Copy of lease(s) between owner and merchant(s) or business person(s), if applicable.

TO BE DETERMINED LATER, If Applicable:

- Evidence of availability of funds for the matching 50% of the total cost of construction as required by the Façade Improvement Program.
- Evidence documenting the mortgages and other encumbrances on the property including the current principal balance.
- Other financial information to support that the applicant will maintain the improvements for a period of five years after completion of the project.
- Final plans and specifications for the work.
- Multiple cost estimates.
- Copy of contract(s) between the property owner/tenant and the contractors and suppliers for the project.

NOTICE:

Funds for the Façade and Landscape Grant Program are being provided through a grant from the State of Connecticut. The Applicant will be required to enter into an agreement with the Town that will include provision that the Applicant will agree not to discriminate and that the applicant will make a good faith effort to use State registered woman owned and/or minority business enterprises. This link on the State of Connecticut Department of Administrative Services web site can help you find small and minority businesses to consider as contractors or supplier for the project. <http://www.biznet.ct.gov/SupplierDiversity/SDSearch.aspx>

FAÇADE IMPROVEMENT
Tax Payment Verification

Name of Business/Property Owner: WEBSTER MILL Plaza association

Form of Business: Corporation ☐ LLC ☒ Partnership ☐ Sale Proprietorship ☐

List the Names of the Principal(s) of the Organization:

Phillip & Carla Tougas Paul Hanson
Dennis Giaroli John For Livio
Keith Knappe
Kris McMurray

Business/Property Owner Certification: I certify that I do not hold title in whole or in part to any real, motor vehicle or personal property located in the Town of Berlin other than that which is listed below:

	TO BE COMPLETED BY TAX COLLECTOR			
	Are taxes current? Yes / No	Amount Delinquent	Number of tax years delinquent	Is there a repayment Yes / No
Address: Real Property				
Motor Vehicle				
Personal Property (Include latest filed declaration form)				

Additional comments:

Tax Department Signature

Date

Authorized signature

Title

Date

SPINO'S PAVING LLC

Watertown, CT

Phone: (860) 945-9379 & (203) 537-3151

Email: SpinospavingLLC@Gmail.com

32 Falls Ave. Oakville, CT 06779

CT License Number 579761 Fully Insured

PROPOSAL

PROPOSAL SUBMITTED TO:

Name: Webster Square Plaza LLC

Address: 39 Webster Square

City/State/Zip: Berlin CT

Phone Number:

WORK TO BE PERFORMED AT:

Address: 39 Webster Square

City/State/Zip: Berlin, CT 06023

Date of Work: 03-12-20

Business Number: N/A

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

Remove all the broken existing curbing.

Install approximately 1,600 ft of 6in. machined curbing.

Remove all debris from jobsite.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIC AND THE ABOVE WORK WILL BE PERFORMED AS AGREED UPON IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF:

Amount: **\$9,500.00 plus CT tax: \$603.25 Total: \$10,103.25**

With Payment as Follows:

ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDER, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS ARE BEYOND OUR CONTROL.

SUBMITTED:

RESPECTIVELY

THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN _____ DAYS

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND HEREBY ACCEPTED. SPINO'S PAVING & PATCH IS AUTHORIZED TO DO WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

SIGNATURE: _____

DATE: _____



100 Krieger Ln Unit D

Glastonbury CT 06033

P. 860 633 7004

F. 860 633 4173

www.constantinesealing.com

PROPOSAL SUBMITTED TO	PHONE	DATE
Phil Tougas	(000) 000-0000	03/20/2020
BILLING ADDRESS	JOB LOCATION	
One Webster Square Road	One Webster Square Road, Berlin, Connecticut, 06023	
CITY	STATE	ZIP
Berlin	Connecticut	06023
SALESMAN / REP		
Trevor Constantine		

At your request, we will submit the following :

Repair Scope of Work

Curbing

\$8,673.00

Remove and haul off +/- 1,285 LF of broken curb

Clean and prep areas for new curbs

Supply and install +/- 1,285 LF of 6 inch bituminous concrete curb

Optional (Add to total)

\$1

Restoration- backfill top soil and seed (mulch if applicable)

6795

We propose hereby to finish material and labor completed in accordance with the above specification for the sum of:
Eight thousand six hundred seventy three —————00/100 Dollars \$8,673.00

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. A 1-year workmanship warranty is provided. 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.

Trevor Constantine

03/20/2020

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.

Signature Date

Date: **03/20/2020**



RENEW ASPHALT MAINTENANCE LLC

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



Proposal

Page _____ of _____

PROPOSAL SUBMITTED TO Webster Square Plaza	PHONE 559-5545	DATE 4-4-20
STREET 1 Webster Square Rd.	JOB NAME Phil - Tougas	
CITY, STATE, ZIP CODE Berlin / Kensington, CT.	JOB LOCATION	JOB PHONE

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 _____

☐ Seal Coating $\frac{\text{sqft}}{\text{price}} =$ _____

☐ Crack Sealing $\frac{\text{Ln ft}}{\text{Ln price}} =$ _____

☐ Pavement Markings _____

☒ Asphalt Cut & Patch **12 Infrared repairs @ \$125 = \$1,500**

☒ Other **Curb removal + replacement**

IR #1 / IR #1 + 2
Phase #1 / Phase #2
\$8,940 / \$14,212
SUB TOTAL:

TAX: 567.69 / 902.46

JOB TOTAL: \$9,507.69 / \$15,114.46

Phase #1 930 L/FT @ \$8 = \$7,440

Phase #2 659 L/FT @ \$8 = \$5,272

Broken Asphalt curbs to be removed + Hauled off site. New curbs installed by machine with existing mold.

Backfilling of all curbs can be done for Topsoil

#... and labor from the owner as per

From: Kris McMurray
Sent: Wednesday, May 13, 2020 11:44 PM
To: Phil Tougas
Subject: Fwd: RP Landscaping Quote

Sent from my iPhone

Begin forwarded message:

From: Edward Perez <rplandscaping@icloud.com>
Date: May 13, 2020 at 11:11:56 PM EDT
To: "ctcabaret@msn.com" <ctcabaret@msn.com>
Subject: RP Landscaping Quote

RP Landscaping LLC

217 West Lane
Berlin, CT 06037
(860) 612-9090

Webster Mill Plaza

13th May 2020

OVERVIEW

Landscaping and installing asphalt curbs.

8 eight islands will be installed around the property area where indicated by the customer. The general layout and theme of the landscape will stay consistent with the other islands.

Each area where the island will be installed will have to be removed before installing new beds. This means removing the pre-existing broken asphalt curbs, dirt, grass debris, and others.

Cut boundary lines for where the new asphalt curbs will be installed.

Add fill.

Fabric as a weed barrier.

3/4" white landscaping stone.

30lft of granite gray cobblestone in a circle pattern for a barrier in between the mulch and landscape stone.

Add 2" caliper weeping cherry to each island.

The sign area will be prepped for fabric and new black mulch to be installed.
Various assortment of bulbs flower around the sign.

Build a 20" high berm, mound, hill, at least 20'-25' long using 2'-3' size boulders for its edges, black mulch, and small plants. Plants are chosen by the customer.

TOTAL FOR LABOR & MATERIALS: 35,650.00

Plus CT sales tax: \$2,263.78

Grand total: \$37,913.78

Alternate price with concrete curbs. \$43,000.00

Plus CT sales tax \$2,730.50

Grand total \$45,730.50

NOTES:

Payment arrangements: RP LANDSCAPING LLC will need to receive a 50% deposit before the commencement of work to order and buy all the necessary materials. Second payment when the customer and contractor review the project and are completely satisfied upon completion.

If any payment has not been made as agreed to, RP Landscaping LLC reserves the right to stop any and all work on the project until payment has been received.

1st deposit: \$18,956.89

2nd payment: \$9,478.45

3rd payment:

X _____
X _____
Homeowner sign Date

X _____
X _____

CT HIC# 0632987
 564 Main Street
 S. Windsor, CT 06074
 860-670-5497

Date	Estimate #
3/21/2020	552

Name / Address
Webster Mill Plaza Phil Tougas 1-37 Webster Square Rd. Berlin, CT 06037

			Project
Description	Qty	Rate	Total
Removal of "landscape sized trees", including stump grinding, with regrading		15,000.00	15,000.00T
Removal of White Pine over building, including stump grinding, with regrading		2,500.00	2,500.00T
Removal and some relocation of boulders on site,		1,700.00	1,700.00T
Removal of all identified shrubbery, with disposal		4,000.00	4,000.00T
New landscape install consisting of shrubbery to be finalized however, ornamental grasses, boxwoods and 1-2 types of flowering deciduous low maintenance plantings would be recommended.		25,000.00	25,000.00T
Changing of grades where identified, lawn install where identified, and 1.25" river rock stone in place of mulch. Sod would be available but at an additional prices of \$1.35 per square foot installed. I do recommend fixing curbing after pull out but prior to install. Watering will be required from customer. Price can be reduced if scope of work changes. Spring is best time for this install. Price is good for 45 days. 50% deposit required at start of job.			
Trimming understory of the front trees with disposal		375.00	375.00T
Regular mowing visits, following climate, mow, trim, blow off all paved areas, edge sidewalks. Per visit		275.00	275.00T
Spring and fall cleanups, priced per season each, in addition to regular mowing visit		575.00	575.00T
		Subtotal	\$49,425.00
		Sales Tax (6.35%)	\$3,138.49
		Total	\$52,563.49



May 20, 2020

Estimate#921

Name:

Webster Mill Plaza
Phil Tougas
1-37 Webster Square Rd
Berlin, CT 06037

Description of work to be done:

Remove of 10 locust trees and stump grinding	\$12,300
Removal of pine tree against the Cabaret theatre building	\$2800
Removal of 8 oversized boulders	\$1600
Remove mulch and regrade 15 landscape beds	\$4000
Apply commercial grade landscape fabric	\$900
Plant 78 shrubs and plants and trees throughout	\$15000
Supply and spread 40 yards of 4-5" river rock	\$7000
Supply and spread 15 yards of 1-2" of river rock	\$3000
Build 23' of retaining wall against building #9	\$6000
Build 18' retaining wall around new sign perimeter	\$5500
Build 32' retaining wall in front lawn landscape bed	\$7500
	<u>SUBTOTAL \$50,750</u>
	<u>TAX \$3222.63</u>
	<u>TOTAL \$53,972.63</u>

notes: Customer to replace curbing during ripout phase
Customer to water plantings after job complete
Price is good for 30 days and 50% due upon signing of contract

SIGN _____

Contact info:

Phil Tougas

ptougas1@comcast.net

860-559-5545

600

488 New Britain Road Façade Application – Approved 2/12/18

This building has served as the real estate office for Dorio Real Estate for many years, and recently was purchased by SJC Investments. The building is now home to SalCal Real Estate and its 15+ agents, most of which live in Berlin.

The Economic Development Commission determined that \$58,725.63 was eligible for the program and approved a matching grant of \$29,362.82.

Initial Approval (2/12/18):

1. Install 40 replacement windows and wrap in white trim	\$10,500.00
2. Additional Windows	\$8,954.40
3. Remove all existing siding, j trims, corners and insulation	\$2,750.00
4. Build small room over rear door and add trim	\$1,750.00
5. Remove front steps and build new stairs	\$1,250.00
6. Install rigid insulation and new vinyl siding on building	\$12,500.00
7. Framing materials	\$2,750.00
8. Decking materials	\$3,646.43
9. Siding	<u>\$9,124.80</u>
TOTAL	\$58,725.63

Modified Approval (Requested – 1/6/20):

10. Install 40 replacement windows	\$10,500.00
11. Additional Windows	\$ 9,000.00
12. Install rigid insulation and new vinyl siding on building	
13. Remove all existing siding, j trims, corners and insulation	
14. Build small room/overhang over rear door with trim	
15. Install corner posts	
16. Wrap windows with white trim	
17. Vapor barrier installed - all exterior areas covered by siding	
18. New gutters	\$32,800.00
19. Replace stairs and decking materials	<u>\$ 4,896.43</u>
TOTAL	\$57,196.43

Match of \$28,598.22

Town of Berlin

Department of Economic Development

BERLIN ECONOMIC DEVELOPMENT COMMISSION

Special Meeting Minutes
Monday, January 13, 2020

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

MEMBERS IN ATTENDANCE:

Ed Egazarian, Vice- Chairman
Robert Sisti

Chris Coppola
Peter Campanelli, Treasurer

ABSENT:

David Cyr, Chairman

Keith Bostrom

STAFF:

Chris Edge, Economic Development Director

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

1. Public Comments – 83 Mill Street LLC/Coles Road Brewery

Lea, one of the co-owners of Coles Road Brewery discussed their façade application for 2 doors both facing New Britain Road. The doors there are not just old but drafty. These 2 new doors will help continue the transformation on the building.

John Olisky discussed the project he and his partner, Kevin Laviana, are doing at the former Kensington Gardens property on Chamberlain Highway. They will be running a garden center and are in front of Planning & Zoning on January 23rd.

2. Approval of Minutes – December 2019/Correction of April 2019

Commissioner Campanelli moved to approve the minutes of December 2019. The motion was seconded by Commissioner Sisti, and it carried unanimously with Commissioner Coppola abstaining.

Commissioner Coppola moved to approve the minutes of April 2019 with the corrections shown. It was seconded by Commissioner Campanelli and approved unanimously.

3. Incentive Programs; Tax Abatement/Façade Improvement

Town of Berlin

Department of Economic Development

- 488 New Britain Road – SalCal Real Estate
Director Edge presented a modification to the original approval given in February 2018 to SalCal Real Estate with the major change being the cost of the siding. The change included adding a bulk figure of \$32,800 for the siding, insulation, overhand, corner posts, wrapping the windows, a vapor barrier and new gutters as well as a new figure for stairs and decking materials of \$4,896.43. It was originally approved as 7 separate items, but now just 2. The total amount of the project was also decreased from \$58,725.63 to \$57,196.73. A motion was made by Commissioner Sisti, seconded by Commissioner Coppola for these changes and approved unanimously.
- Coles Road Brewery – 819 Farmington Avenue
The Commission members mentioned their excitement of the brewery opening up in the spring of 2020. They looked at the application and liked it. A motion was made by Commissioner Coppola for \$6,186.73 with a 50% grant of \$3,093.37 for Coles Road Brewery for doors. It was seconded by Commissioner Campanelli and approved unanimously.
- 25 Webster Square Road – Suburban Sports
The application for a complete replacement of the fascia on the building that Suburban Sports calls home was presented including pictures of the existing look. The lowest price was from two firms working together – Complete Sheet Metal (from Berlin) and Bryan Szymanoski Home Improvements (also from Berlin). A motion was made by Commissioner Campanelli to approve \$36,451.11 with a 50% grant of \$18,225.55. The motion was seconded by Commissioner Coppola and passed unanimously.
- 83 Mill Street – Sign and Facade
The application was discussed and Director Edge passed along information from Attorney Donofrio which shows that the members of the 83 Mill Street LLC are now Michelle Lino and Taylor Norton including “economic interest” in the LLC. In addition, Director Edge shared emails from the Town’s attorney, Jeff Donofrio showing that the project is in fact eligible. Neither Ms. Lino or Ms. Norton owe any taxes or fees to the Town of Berlin. Discussion ensued about the concerns of other taxes owed in town, but that our attorney has given his approval of the application. A motion to approve a grant of \$50,000 as part of a \$109,095 project was made by Vice Chairman Ed Egazarian with the following conditions:

TURNPIKE RIDGE PROJECT TAX ABATEMENT - INITIAL REQUEST TO TOWN
(\$13,000,000+ PROJECT INCLUDING 72 APARTMENTS AND 18,000 SQUARE FEET OF RETAIL SPACE)

COMMERCIAL

Years 1 thru 3	80% tax abatement
Years 4 thru 6	70% tax abatement
Years 7 thru 10	50% tax abatement

RESIDENTIAL

Year 1 thru 3	80% tax abatement
Year 4 thru 6	70% tax abatement
Year 7 thru 10	50% tax abatement

Over the span of 10 years, the original requested tax abatement would be around \$2.3 MILLION*

Over the same span of 10 years, the taxes to the Town (post-abatement) would be around \$3.4 MILLION*

Over the span of 20 years, the taxes to the Town (post-abatement) would be around \$7.8 MILLION*
(includes real estate, personal property and car taxes for apartments)

* Estimated based upon discussions with our Town Assessor

TURNPIKE RIDGE PROJECT TAX ABATEMENT REQUEST
(\$15,000,000 PROJECT INCLUDING 72 APARTMENTS AND 18,000 SQUARE FEET OF RETAIL SPACE)

COMMERCIAL

Years 1 thru 3	70% tax abatement
Years 4 thru 8	60% tax abatement
Years 9 and 10	50% tax abatement

RESIDENTIAL

Year 1	80% tax abatement
Year 2	70% tax abatement
Year 3	60% tax abatement
Year 4	50% tax abatement
Year 5	40% tax abatement

Over the span of 10 years, the tax abatement will be around **\$1.19 MILLION***

Over the same span of 10 years, the taxes to the Town (post-abatement) will be around **\$3.3 MILLION***

Over the span of 20 years, the taxes to the Town (post-abatement) will be around **\$8.2 MILLION***
(includes real estate, personal property and car taxes for apartments)

This is the 1st time that the Town of Berlin is providing tax abatements on residential as well as the 1st time we have gone above 50% in any year

* Estimated based upon discussions with our Town Assessor

Town of Berlin Tax Abatement Program
Adopted 3/4/2019 Proposed July 2020

The Town of Berlin, Connecticut recognizes the importance of continued economic growth in our community and has adopted the following tax abatement framework. Projects must be consistent with State Statutes. The Town policy is that projects must involve real property improvements for at least one of the following: (1) for office use; (2) for manufacturing use; (3) for warehouse, storage or distribution use; (4) for information technology; or (5) for restaurants, (6) new retail developments or redevelopment of existing retail properties that involve substantial renovations or restoration of the exterior of the building and improvements to landscaping including automotive dealerships selling new vehicles, (7) recreation facilities or (8) mixed use developments, as defined in Section 8-13 of the Connecticut General Statutes. The following abatement schedule will be used by the Town Council as a guideline based upon the investment made on each project. The Town Council must act to approve each project and its specific abatement schedule.

For real property improvements of greater than \$150,000 if the project is for office use, for manufacturing use, for warehouse, storage or distribution use, recreation facilities, newly developed for restaurants, retail use or information technology the Town may offer:

<u>Abatement Schedule:</u>		
Year 1 50%	Year 2 40%	Year 3 30%

For real property improvements of greater than \$50,000 if the project is for redevelopment of existing retail properties that involve substantial renovations or restoration of the exterior of the building and improvements to landscaping the Town may offer:

<u>Abatement Schedule:</u>		
Year 1 50%	Year 2 40%	Year 3 30%

For real property improvements of greater than \$1,000,000 (One Million Dollars) for any type of eligible ~~activity-~~ use above, the Town may offer:

<u>Abatement Schedule:</u>				
Year 1 50%	Year 2 40%	Year 3 30%	Year 4 20%	Year 5 10%

For real property improvements of greater than \$3,000,000 (Three Million Dollars) for any type of eligible ~~activity-~~ use above, the Town Council may offer:

<u>Abatement Schedule:</u>						
Year 1 50%	Year 2 50%	Year 3 40%	Year 4 40%	Year 5 30%	Year 6 20%	Year 7 10%

For real property improvements of greater than \$12,500,000 (Twelve Million Five-Hundred Thousand Dollars) for any type of eligible ~~activity-~~ use above, the Town Council may offer:

<u>Abatement Schedule:</u>								
Commercial								
Year 1 70%	Year 2 70%	Year 3 60%	Year 4 60%	Year 5 60%	Year 6 60%	Year 7 60%	Year 8 60%	Year 9 50%
							Year 10 50%	

<u>Residential (If Within A Mixed-Use Project)</u>				
Year 1 80%	Year 2 70%	Year 3 60%	Year 4 50%	Year 5 40%

Application Procedure

The tax abatement program application should be submitted to the Economic Development Director for consideration for a recommendation by the Economic Development Commission to the Town Council. If approved by the Economic Development Commission, then property owners within 500 feet of the proposed development site will be notified 7 days in advance of the meeting where the Town Council will consider a tax partnership application.

Connecticut General Statutes – 8-13m (Definitions)

(13) Mixed-use development means a development containing one or more multifamily or single-family dwelling units and one or more commercial, public, institutional, retail, office or industrial uses.