

TOWN OF EAST WINDSOR

The following ordinance was adopted at a Special Town Meeting duly warned and held on April 27, 2016.

“Ordinance Establishing a Tax Incentive Program for Substantial New Investment in the Town of East Windsor”

Purpose

Whereas, the State of Connecticut pursuant to Chapter 203 of the Connecticut General Statutes has authorized municipalities to grant certain tax incentives to specific types of agricultural and business enterprises, and

Whereas, the Town of East Windsor recognizes the need to provide a competitive agricultural and business climate, and

Whereas, the Economic Development Commission has recommended a tax incentive program to the Board of Selectmen, and

Whereas, the Board of Selectmen is supportive of the creation of an agricultural and business tax incentive program,

Now Therefore the Board of Selectmen hereby endorses the following policy by resolution and refers this proposed Ordinance to a Special Town meeting acting as the legislative body of the Town of East Windsor and urges its adoption pursuant to CGS 12-65b and CGS 12-81m.

Part One. Pursuant to CGS 12-81m Agricultural Investment Incentives

Agricultural business enterprises eligible for consideration:

- Dairy farm,
- Fruit orchard,
- Vegetable farm,
- Nursery farm,
- Farms employing nontraditional farming methods , including, but not limited to hydroponic farming,
- Tobacco farms

The Town may by an affirmative vote of the Board of Selectmen and Board of Finance enter into a written agreement to abate up to 50 percent of the real property taxes for a period up to 2 years on new improvements that cost not less than five hundred thousand dollars.

Part Two Pursuant to CGS 12-65b Certain non-agricultural enterprises tax incentives for Investments

Property Uses eligible for consideration:

- Office uses
- Retail uses
- Permanent residential uses
- Transient residential uses limited to hotels and motels
- Manufacturing uses
- Warehouse, storage or distribution uses
- Information technology uses
- Recreational facilities
- Transportation facilities

- Mixed use developments containing one or more multifamily or single-family dwelling units and one or more commercial, public, institutional, retail, office or industrial uses consistent with CGS 8-13m
- Health system (as defined in CGS 19a-508c) uses

The Town may, by an affirmative vote of the Board of Selectmen, enter into a written agreement fixing the assessment of real property and all new improvements thereon or therein to the following extent:

- Up to fifty percent reduction of increase in assessment for a period up to 2 years provided the cost of new improvements is *not less than five hundred thousand dollars*,
- Up to fifty percent reduction of increase in assessment for a period up to 7 years provided the cost of new improvements is *not less than three million dollars*

Part Three Review Criteria

In reviewing proposed agreements for tax incentives under Part One and Part Two the Board of Selectmen may consider the overall impact of the proposed project on the Town and the residents of the Town including but not limited to the increase in job opportunities and potential growth in the Grand List.

Part Four Termination Provision

The Town may include in any agreement fixing the assessment or any agreement abating taxes a termination provision that provides for the termination of the agreement if any provision of the agreement is not met.

Part Five Sole Discretion of Board of Selectmen

Nothing in this policy shall require the Town of East Windsor to enter into a tax incentive agreement. The final decision to enter into a tax incentive agreement is at the sole discretion of the Board of Selectmen.

Part Six Administration of Tax Incentive Policy

The First Selectman or his/her designee shall be responsible for developing an application and review package. Once approved by the Board of Selectmen, a Tax Incentive Agreement will be administered by the Assessor.

Said ordinance shall become effective fifteen (15) days from publication thereof. (May 16, 2016)

Ord. 16-01
Journal Inquirer
May 2, 2016

Attest:

Town Clerk