

# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

**Board of Selectmen Agenda  
Regular Meeting  
Thursday, December 6, 2018  
Colchester Town Hall, 7PM**

1. Call to Order
2. Additions to the Agenda
3. Citizen's Comments
4. Consent Agenda
  - a. Action on 2019 Board of Selectmen Meeting Schedule
  - b. Reappointment of Michael Solis to the Zoning Board of Appeals for a five year term to expire 12/31/2023
  - c. Tax Abatements
5. Boards and Commissions – Interviews and/or Possible Appointments
  - a. Conservation Commission – Michael Rogers to be interviewed
6. Approve Minutes of the November 13, 2018 Special Board of Selectmen Meeting
7. Discussion and Possible Action on Contract with Dime Oil
8. Discussion on Tax Incentive
9. Discussion on Town Hall Hours for Town Clerk and Tax Office
10. Citizen's Comments
11. First Selectman's Report
12. Liaison Reports
13. Adjourn

RECEIVED  
COLCHESTER, CT  
2018 NOV 29 PM 12:36  
Office of the  
Town Clerk  
127 NORWICH AVENUE  
COLCHESTER, CT 06415

# MEMORANDUM

**To:** Board of Selectmen  
**Cc:**  
**From:** Art Shilosky, First Selectman  
**Date:** 12/5/2018  
**Re:** 2019 Board of Selectmen Regular Meeting Schedule

---

The following meeting schedule is recommended for the regular monthly meetings of the Board of Selectmen for 2019.

Unless otherwise noted, meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month at 7:00 PM, at the Town Hall, located at 127 Norwich Ave, Colchester, CT.

January 3	July 18*
January 17	August 1
February 7	August 15
February 21	September 5
March 7	September 19
March 21	October 3
April 4	October 17
April 18	November 7
May 2	November 21
May 16	December 5
June 6	December 19
June 20	

\*no meeting July 5<sup>th</sup> due to holiday

**Recommended Motion – “Move to adopt the Board of Selectmen 2019 meeting schedule as recommended by the First Selectman”**



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

DATE: 11/13/18

## BOARDS & COMMISSIONS APPLICATION

Name: Michael Rogers

Address: 115 Windham Ave Colchester, CT. 06415

Home Phone: 4754147058 Email mrogjr2@gmail.com FAX: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Town Residency 1 Years

Party Affiliation:  Democrat  Republican  Unaffiliated (check one)

Commission or Board you are interested in serving on: Conservation

Educational Background: List name and location of school, # of years attended, Subjects/Major, Did you graduate?

High School: Hopkins High School, New Haven, CT, 4 years. Graduated.

College: Emmanuel College, Boston, MA, 4 years, graduated. Studied Political Science, primarily focused on sustainable development and domestic policy.

Trade, Business  
Or Correspondence  
School \_\_\_\_\_

CONTINUED ON REVERSE SIDE

**Work Experience: List length of employment, name and address of employer, position & reason for leaving:**

Fenway Park Security, 4 Yawkey Way, Boston, MA 02215, 4 years, Unit 169/ Players Lot, sought more responsibility  
Allied Universal Security, 100 Summer St, Boston, MA, 1 year, Supervisor, left for opportunity as independent contractor  
Masspirg, 294 Washington St, Boston, MA, 1 year, Legislative Intern, job offer was 50+ hour/week and 25k salary  
Emmanuel College, 400 The Fenway, Boston, MA, 4 years, Assistant to Residential Director, Graduated (no longer eligible)  
Arbour HRI Hospital, 227 Babcock St, Brookline, MA, 1 year, Mental Health Associate, left for opportunity as independent contractor

**Are you capable of making the commitment of time necessary to serve on this Board or Commission?** Absolutely

**Why are you interested in serving?** I fully understand the need for individuals to get involved in governance. My experience in school and in Public Interest research is that many areas of government are understaffed. We have a civic duty to serve, and on top of that, I have significant interest in conservation. I studied a variety of aspects of conservation, especially in relation to invasive species, minimizing human impact on nature, and I also moved onto several acres of land here in Colchester, so I have a vested personal interest as well.

**Do you have any experience or familiarity with this area?** I grew up in New Haven and lived in Madison for some time as well. I know the general New England wildlife, etc, and have taken strides to reintroduce myself to what the current state of the ecosystem is in my area. I am hoping to continue to learn how to best be a steward of the land as well as helping others responsibly interact with the nature around us. I have no experience serving on a Board, but I look forward to the opportunity to expand into the role needed.

**If you are not appointed to this board or commission, would you be interested in other forms of public service?**

**Which ones?** I would be interested but I have not yet done the research to see which would be the best utilization of my skills

**Date:** 11/13/18

**Signature:** Michael Rogers

Digitally signed by Michael Rogers  
Date: 2018.11.13 13:57:26 -05'00'

### Conservation Commission-5 Members, 3 Alternates, 3 year terms

<i>Position</i>	<i>Name</i>	<i>Party</i>	<i>Phone</i>	<i>E-mail</i>	<i>Expiration Date</i>
Chair	Falk Von Plachecki	R	860-537-3167	afvp@sbcglobal.net	10/31/2019
Member	Seth Travis	U	860-861-9119	seth.travis@uconn.edu	10/31/2019
Member	Susan Bruening	U	860-537-1162		10/31/2020
Member	Rebecca Ann Meyer	D	860-754-7838	rebecca.meyer33@gmail.com	10/1/2021
Member	Darrell York	R	860-295-1090	dyork@msipump.com	10/1/2021
Member					10/1/2018
Alternate					10/1/2018
Alternate					10/31/2020
Alternate					10/1/2017

Conservation Commission



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Board of Selectmen Minutes  
Special Meeting Minutes  
Tuesday, November 13, 2018  
Colchester Town Hall @ 3pm

**MEMBERS PRESENT:** First Selectman Art Shilosky, via teleconference Selectman Stan Soby, Selectman Denise Mizla, and Selectman Jim Ford

**MEMBERS ABSENT:** Selectman Rosemary Coyle

**OTHERS PRESENT:** Town Engineer S Tassone and clerk T Dean

**1. Call to Order**

A Shilosky called the meeting to order at 3:00 pm.

**2. Consent Agenda**

D Mizla moved to remove consent agenda item a. Approve Minutes of the November 1, 2018 Regular Board of Selectmen Meeting, seconded by F Ford. Unanimously approved MOTION CARRIED

a. Tax Abatements

b. Youth Services Advisory Board

1. Reappointment of Linda Bromley for a three year term to expire 12/1/2021

2. Reappointment of Robert Suchecki for a three year term to expire 12/1/2021

c. Reappointment of Nancy Anderson to the Historic District Commission for a five year term to expire 11/30/2023

d. Commission on Aging

1. Reappointment of Jean Stawicki for a three year term to expire on 12/1/2021

2. Reappointment of Marjorie Mlodzinski for a three year term to expire on 12/1/2021

e. Reappointment of John Novak to the Planning & Zoning Commission for a three year term to expire on 12/1/2021

f. Reappointment of Erik Kundahl to the Parks & Recreation Commission for a four year term 12/31/2022

D Mizla moved to approve the consent agenda, seconded by S Soby. Unanimously approved. MOTION CARRIED

**3. Approve Minutes of the November 1, 2018 Regular Board of Selectmen Meeting**

Amend #10 Liaison Reports to correct Pat McGregor to Pat LeGrega, and Tax Collector to Town Clerk.

S Soby moved to approve the Minutes of the November 1, 2018 Regular Board of Selectmen Meeting, as amended, seconded by D Mizla. Unanimously approved. MOTION CARRIED

**4. Discussion and Possible Action on White Oak Farm Conservation Subdivision Bond Release**

S Soby moved that the Town of Colchester release Erosion and Sediment Control Bond No. 2251458 in the amount of \$96,333.20 as recommended by the Town Engineer, seconded by D Mizla. Unanimously approved. MOTION CARRIED

**5. Discussion and Possible Action on White Oak Farm Conservation Subdivision Bond Reduction**

J Ford moved that the Town of Colchester reduce Subdivision surety bond No. HICNE-10-275-0019 in the amount of \$358,195.00 by \$222,584.00 leaving a bond balance of \$135,611.00 as recommended by the Town Engineer, seconded by D Mizla. Unanimously approved. MOTION CARRIED

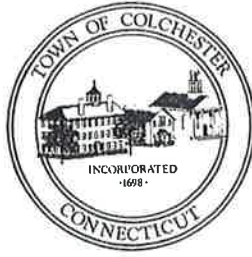
**6. Adjourn**

D Mizla moved to adjourn at 3:03 p.m., seconded by J Ford. Unanimously approved. MOTION CARRIED.

Respectfully submitted,

Tricia Dean, Clerk

RECEIVED  
COLCHESTER, CT  
2018 NOV 13 PM 3:27



**N. Maggie Cosgrove  
Chief Financial Officer  
Finance Department**

Date: November 26, 2018

To: Board of Selectmen

From: N. Maggie Cosgrove, CFO

Subject: Contract with Dime Oil – November 2018-June 2019 Unleaded Gasoline, Diesel Fuel and Heating Oil

Description

Heating oil, unleaded gasoline and diesel fuel are purchased on the commodities market based on daily pricing. The Finance & Facilities Departments have obtained quotes on an ongoing basis from our current supplier starting in December 2017 when the budget projections were being developed. On November 21, 2018, based on the quotes for that day, a decision was made to enter into a contract for the remainder of the 2018-2019 year.

The attached contract allows the Town to purchase unleaded gasoline at a fixed price per gallon of \$1.8287 per gallon (excluding taxes), diesel fuel at a fixed price of \$2.1571 (excluding taxes) and heating oil at \$2.1541 (excluding taxes) for the remainder of the 2018-19 Fiscal Year. These prices represent an increase from the 2017-18 contracted prices of \$1.5097, \$1.6061, and \$1.5998 for unleaded gasoline, diesel fuel and heating oil respectively, however the prices represent a significant reduction in pricing over the past month. The prices for diesel fuel and heating oil are slightly under budget estimates, and the price for unleaded gasoline is significantly lower than budget estimates.

Recommendation

Authorize First Selectman to sign the attached contract with Dime Oil for the purchase of unleaded gasoline, diesel fuel and heating oil for the contract period of November 21, 2018 through June 30, 2019.

## Contract Terms & Conditions

**Buyer:** Town and BOE of Colchester  
127 Norwich Ave, Suite 202  
Colchester, CT 06415

**Seller:** Dime Oil Co LLC  
93 Industry Lane  
Waterbury, CT 06704

This agreement dated November 21, 2018, by and between Dime Oil Co LLC ("seller") and the Town and BOE of Colchester ("buyer") is subject to the Terms and Conditions listed herein, and Seller agrees to sell to Buyer, and Buyer agrees to purchase and receive from Seller, the following quantities of the following Product(s), under the Payment Terms, during the Delivery Period of November 21, 2018 to June 30, 2019, and at the Price(s), and Delivery Location(s) with their respective individual allocations specified below.

Location	Address	Product	Price	Allocation
Bacon Academy	611 Norwich Ave	Heating Oil	\$2.1541	163,000
Colchester Elementary School	315 Hall Hill Road	Heating Oil	\$2.1541	
Jack Jackter Intermediate	215 Hall Hill Road	Heating Oil	\$2.1541	
Facilities Shop	367 Hall Hill Road	Heating Oil	\$2.1541	
WJJ Middle School- Building A	380 Norwich Ave	Heating Oil	\$2.1541	
WJJ Middle School- Building B	380 Norwich Ave	Heating Oil	\$2.1541	
Senior Center	95 Norwich Ave	Heating Oil	\$2.1541	
Youth Center	40 Norwich Ave	Heating Oil	\$2.1541	
Colchester Fire Co #1	52 Old Hartford Rd	Heating Oil	\$2.1541	
Colchester Fire Co #2	424 Westchester Rd	Heating Oil	\$2.1541	
Cragin Memorial Library	8 Linwood Ave	Heating Oil	\$2.1541	
Parsonage/ Museum	8 Linwood Ave	Heating Oil	\$2.1541	
Town Hall	127 Norwich Ave	Heating Oil	\$2.1541	
Sewer Department	55 Elmwood Heights	Heating Oil	\$2.1541	
Highway Department	300 Old Hartford Rd	Diesel Fuel	\$2.1571	53,000
Sewer Department	55 Elmwood Heights	Diesel Fuel	\$2.1571	
Water Tower	140 Taintor Hill Rd	Diesel Fuel	\$2.1571	
M&J Bus Company	355 New London Rd	Diesel Fuel	\$2.1571	
Highway Department	300 Old Hartford Rd	87 Oct Gas	\$1.8287	24,000
Total #2 Heating Oil Purchased:				163,000
Total Ultra Low Sulfur Diesel Purchased:				53,000
Total 87 Octane Gasoline Purchased:				24,000

Payment Terms: Net 30 Days.

1. Taxes: All prices are exclusive of taxes. Currently, the following taxes are applicable to fuel oil purchases by municipalities. The NORA (National Oilheat Research Alliance) Assessment of \$0.0020 cents per gallon applies to purchases of fuel oil used for heating. The LUST tax (Leaking Underground Storage Tank) at \$0.0010 cents per gallon and the Spill Recovery fee of \$0.0021 both apply to #2 Heating Oil, Diesel Fuel and Gasoline. The CT Gross Receipts tax, currently only applicable on gasoline, is at an effective rate of 8.814% of the total sale. Any tax, or governmental charge or increase thereof now due or hereafter imposed and assessed to Dime Oil thereof due to purchasing, selling, or delivering the product such as, but not limited to Sales Tax, Use Tax, Excise Tax, Gross Receipts Tax, and Superfund Tax, may at Dime Oil Companies option, be added to the purchase price. The Town and BOE of Colchester shall provide federal and state tax identification numbers and shall complete exemption certificates before the commencement of this contract.



2. Dime Oil reserves the right to refuse delivery to any tank and/or location, which, in its sole discretion is deemed unsafe by an employee of Dime Oil. Deliveries will only resume once the problem is resolved and the tank is again deemed safe for delivery.
3. Payment: Payment terms are net 30 days. If payments are received later than 30 days from the date of delivery, finance charges may be assessed at a rate of 1% per month plus collection fees if necessary. In the event payment is not received from the Town and BOE of Colchester in accordance with the terms provided herein, payment in full of any obligations of Buyer to Seller shall be given by Buyer before further deliveries are made. The Town and BOE of Colchester hereunder shall give Seller upon requesting advance payment or security satisfactory to Seller if payments are not made within the specified terms listed above and Seller may withhold deliveries until such payment or security is received.
4. If a location on "will call" status (non-automatic), should either require a same day delivery, or requests a delivery scheduled outside of our normal working hours, Dime Oil reserves the right to add a surcharge for the cost of providing an emergency delivery if one is requested.
5. Delivery: Diesel fuel and gasoline purchases will be delivered in approximately equal amounts prorated over contract periods. Fixed price on Heating Oil will remain in effect at the established price per gallon ratable per month by degree day for the individual delivery location for all product up to the contract amount during the period of November 21, 2018 through June 30, 2019. Buyer will be granted a +0% variance in allocation coverage for the delivery period specified and a -2% for gallons not consumed.
6. Buyer agrees to pay Seller the price established above for the indicated delivery location for all products up to the contract or allocation amount. If gallons actually purchased exceed 100% of gallons allocated for the respective delivery location as listed above, the Seller reserves the right to offer one or all of the following options:
  - a. All overage will be billed at a differential price of .0989 per gallon plus the New Haven average quotation for Reseller Rack Prices as published daily in the Oil Price Information Service "OPIS" for the date of delivery.
  - b. Extend the fixed price contract at the same terms and conditions.
  - c. Renegotiate a fixed price based on the current market conditions.If gallons actually purchased are less than 98% of gallons allocated for the respective delivery location as listed above, the Seller reserves the right to offer one or all of the following options:
  - a. Extend the fixed price contract at the same terms and conditions until the actual gallons used are at least 98% of the respective quantities allocated above.
  - b. Terminate the contract.
  - c. Buyer will purchase the quantity not used at the price per gallon quoted in the bid. Seller shall have no obligation to deliver the actual volume not consumed by purchaser within the contract period.
  - d. If the buyer fails to consume the un-lifted volume, the Town and BOE of Colchester will pay Dime Oil Company reasonable liquidated damages for such deficient lifting's. This fee shall not be construed as a penalty, but a deficiency fee equal to the difference between the aggregate purchase price for the un-lifted volume and the lowest OPIS posting for the month(s) with un-lifted volumes. Dime Oil Co shall not be entitled to any amounts from buyer if the lowest OPIS posting is greater than the fixed price contract rate per gallon.
7. Force Majeure: Seller shall not be responsible for damages caused by delay or failure to perform, in whole or in part, hereunder or noncompliance with any of the terms hereof when such delay, failure or noncompliance is attributable to acts of God, strikes, lockouts, fires, floods, storms, explosions, embargoes, acts or compliance with requests of any governmental authority without regard to legal validity, war conditions, acts of terrorism, accidents, delays in transportation, any allocation program or rationing or priorities in effect pursuant to governmental direction or request or instituted in cooperation with any governmental authority, or other cause beyond control of the Seller whether or not similar to those enumerated.
8. The Town and BOE of Colchester is required to give Dime Oil Company notice of changes to tank sizes, removal of tanks, and/ or construction near where tanks are to be serviced. If quantities used at listed locations should change drastically where it would greatly impact the scope of the contract it may be subject to additional delivery

fees. Demurrage charges may also be assessed should a driver be delayed or unable to make a delivery due to snow, ice, parked vehicles or debris near or covering the fill area.


9. End of Year Deliveries: By initialing below the Town and BOE of Colchester must specify if they will require their fuel oil tanks topped off to approximately 90% of capacity during the month(s) of May and or June. This information is necessary so that we may secure sufficient quantities of heating oil and or diesel fuel for May and or June 2019 at the contract price per gallon. If no response is indicated below regarding this matter prior to purchases for this contract it will be assumed that May and June fuel will be purchased according to either a degree day heat curve for #2 heating oil or for diesel and gas it would be your average monthly allotment. Degree day heat curve is defined as 4% of your total allotment for May and 2% of your total allotment for June. Average Monthly allotment is defined as 10% of your total allotment for May and 6% of your total allotment for June.
10. Fixed price contracts reflect market conditions at time of order. These prices are based on the New York Mercantile Exchange or NYMEX. Prices on the NYMEX are extremely volatile. Price will remain firm for allocated contract gallons once both the seller and the buyer have signed a copy of this contract.
11. No delay or omission on the part of the Seller in exercising any right hereunder shall operate as a waiver of such right or of any other right of the Seller, nor shall any delay, omission or waiver on any one occasion(s) be deemed a bar to or waiver of the same or any other right on any future occasion(s) of any portion of this agreement. Other conditions may apply.
12. Buyer acknowledges that they have had a reasonable opportunity to read and have read and understood the terms and conditions of this Agreement.

**Acceptance of Contract Terms and Conditions**

**Buyer:** Town and BOE of Colchester

**Seller:** Dime Oil Co LLC

Signature: \_\_\_\_\_

Signature:  \_\_\_\_\_

Title: \_\_\_\_\_

Title: Manager

Name: \_\_\_\_\_

Name: Tracy Cyr

Date: \_\_\_\_\_

Date: November 21, 2018

In regards to section 9, End of Year Deliveries: Please indicate if your municipality would like to have contract rate oil placed in reserve for tank top off's at the end of the contract period during the months of May and June.

For #2 Heating Oil please indicate YES / NO if the Buyer wishes to have all tanks topped off at the contract rate during May and or June of 2019. \_\_\_\_\_ Initial

For Ultra Low Sulfur Diesel fuel please indicate YES / NO if the Buyer wishes to have all tanks topped off at the contract rate during June of 2019. \_\_\_\_\_ Initial

Please note that any municipality that elects to not top off at the contract rate could still fill their tanks next May / June 2019, only the price may be at a differential rate per gallon over the New Haven Harbor Low.



# Town of Colchester – Tax Incentive Application

Revised June 6, 2017

*The Colchester Tax Incentive Program (C-TIP) is designed to provide tax incentives for new businesses or the expansion of existing businesses to promote commercial growth in Colchester.*

## Project Information

---

Applicant Name: \_\_\_\_\_  
 Name of Business: \_\_\_\_\_  
 Property Address: \_\_\_\_\_

### Proposed Project Type (Select all that apply):

- |   |  |
|---|--|
| <input type="checkbox"/> Manufacturing          | <input type="checkbox"/> Office/Commercial                           |
| <input type="checkbox"/> High Technology        | <input type="checkbox"/> Wholesale/Distribution (1 job per 1000sqft) |
| <input type="checkbox"/> New Retail Business    | <input type="checkbox"/> Commercial Farming                          |
| <input type="checkbox"/> Mixed Use/Other: _____ |  |

### Project Details

	Budget	Area
Acquisition	\$ _____	___ Acres _____ Sqft of existing buildings
New construction	\$ _____	_____ Sqft of new buildings
Rehabilitation	\$ _____	_____ Sqft of existing buildings
Equipment	\$ _____	
Personal Property	\$ _____	
Total	\$ _____	

### Employment Details

	Present # of Employees	Future # of Employees
Officials & Managers	_____	_____
Professionals	_____	_____
Technicians	_____	_____
Sales	_____	_____
Office & Clerical	_____	_____
Skilled (Craft) Laborers	_____	_____
Unskilled Laborers	_____	_____
Service Workers	_____	_____
Total	_____	_____

## A. Purpose and Philosophy of the Tax Incentive Program

The Colchester Tax Incentive Program ("THE C-TIP) attracts new businesses and commercial interests to Colchester and encourages existing businesses and interests to expand by offering partial relief from local property tax burdens.

The C-TIP developed pursuant to a directive from the members of the Colchester Board of Selectmen, who have made economic development a priority for the Town. The Town has experienced a tremendous amount of residential growth over the past few years, and C-TIP is intended to foster the commercial development that is necessary when such growth occurs. With residential growth comes the need for jobs and many types of commercial development. Also needed is growth in the Town tax base, for as the community grows, so does the demand for Town services.

Specifically, the goals of the Colchester Tax Incentive Program are to:

- Encourage new job creation and expansion of existing businesses
- Attract forms of commercial development not currently offered
- Foster the development of start-up companies within the Town
- Grow the Town tax base and more equitably distribute tax burdens

## B. Qualifying Applicants

Applications to C-TIP will be accepted from any individual, group or entity that pays or will pay real estate taxes in the Town, provided: (1) the applicant is not delinquent in the payment of any taxes or service charges to the Town; (2) the applicant plans to invest at least \$25,000 for either the construction of a new facility or the expansion of a current operation; and (3) the applicant evidences a solid financial base and potential for growth>

## C. The Application and Approval Process

Qualified applicants for tax incentives are required to present their application to the Town's Economic Development Commission. The members of the Commission review each application and make a determination as to whether incentives are appropriate, based on certain criteria established annually by the Commission. If they determine that incentives are appropriate, Commission members will further determine the appropriate amount and duration for the incentive.

From this review by the Economic Development Commission, the application and recommended incentive package is sent to the Board of Selectmen. The Selectmen consider the recommendation and may adjust the package, as they deem appropriate. After

Selectmen's review, the package is brought before the legislative body of the Town, (the Town Meeting), for approval. The Town Meeting is the sole decision-maker regarding the approval of the incentive package. The members of the Economic Development Commission and the Board of Selectmen simply develop recommendations for the package. Only those in attendance at the Town Meeting can actually award the incentives to the applicant.

#### D. Criteria for Incentive Recommendations

The Economic Development Commission will recommend tax incentives as allowed by state statute after considering the following criteria:

- Need for incentives
- Potential for new job creation
- Providing a product, need or service to the local community
- Appropriateness of the business to its proposed location
- Possibility for the business to spawn other new businesses
- Planned use by the business of other Colchester vendors
- Compatibility of the project with the environment and town resources
- Contribution to the Town's infrastructure, including roads and utilities
- Net gain provided to the Town tax base
- Improvement or renovation to historic structures

These are not exclusive criteria, and the members of the Commission may consider other issues when appropriate to do so. Each application presents a unique set of circumstances, and should those circumstances require the consideration of additional factors, the applicant should make the Commission so aware.

#### E. Incentive for Developers of Commercial Real Estate

In the event a developer of commercial real estate applies to C-TIP, the members of the Commission may award tax incentives to the developer, providing the developer covenants to pass through to tenants, on a prorated basis, the benefit of the incentive award. The Commission may award tax incentives to developers prior to full occupancy. Applications from developers will be reviewed subject to the same criteria as in "C" above.

#### What type of tax abatements can be given?

Under the State of Connecticut General Statutes Section 12-65b a municipality can approve a tax abatement if the project meets the requirements previously listed in this application. To determine what amount of tax abatement you may qualify for is determined by three

provisions listed in the State of Connecticut General Statute 12-65b. The three provisions are listed as follows:

1. Tax abatement for a period of not more than 7 years, provided the cost of such improvements to be constructed is not less than three million dollars.
2. Tax abatement for a period of not more than two years, provided the cost of such improvements to be constructed is not less than five hundred thousand dollars.
3. Tax abatement to the extent of not more than fifty percent of such increased assessment, for a period of not more than three years, provided the cost of such improvements is not less than ten thousand dollars.

All tax abatements will be based on the increase in the assessed value as determined by the Town of Colchester Tax Assessor. The tax abatement is based on the increase in assessment of real property only. The Tax abatement period will not begin until the first tax billing after the Certificate of Occupancy for new construction or the Certificate of Approval for expansion of existing developments issued by the Town of Colchester Building Official.

### **Business Project Information**

Please provide the following information. Use additional pages to provide more detail and attach any relevant documents as needed.

1. Background information on yourself, other key members of your management team and your company.
2. A brief project description and include how you feel the Town of Colchester and its residents would benefit from your business or project.
3. Attach your business plan for the project or business including any capital improvements, projected income and hiring plans, including what type of jobs, for the next five years.
4. The estimated costs of the proposed real property to be constructed/renovated for the business.
5. Will your project require and improvements to, or extension of the Town of Colchester infrastructure and/or utility systems? If so, please describe.

6. To what extent do you plan to employ Colchester-based vendors in the planning, design, and construction of this project? If possible, please provide the Colchester-based contractors you intend to use and the estimated value of your contracts to them.
7. How many jobs, if any, do you expect to create as a result of this business?
8. What is the planned start-up and completion dates of this project? Are there multiple phases to this project?
9. What other locations besides Colchester are being considered for this project?

If you are applying as a lessor of commercial space:

10. Please provide the type of lessees you are targeting (types of business tenants)
11. Are these new tenants to Colchester or existing businesses?
12. If you have signed tenants and/or lessees in process, please share the percentage of open lease space you currently have.

Signature of Applicant: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Department Sign-off – To be completed by staff**

Planning and Zoning Department

Completed Application Received: \_\_\_Yes \_\_\_No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Assessor's Office

Appraised Value of Improvements\*: \$ \_\_\_\_\_

Assessed Value of Improvements\*:\$ \_\_\_\_\_

\*Good-faith estimate based on representations from applicant

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Collectors Office

All Parties Current on Owed Taxes: \_\_\_Yes \_\_\_No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<Justin.Adams@bloomenergy.com>

**Subject:** RE: Existing local option

Hi John,

My apologies for the delayed reply. We're working with Eversource and our tax advisors to come up with some options. We hope to have some ideas back to you before the end of the week.

Best,

Kris

**From:** John Chaponis <assessor@colchesterct.gov>

**Sent:** Thursday, October 18, 2018 10:05 AM

**To:** Kris Kim <Kris.Kim@bloomenergy.com>; Charles Fox <Charles.Fox@bloomenergy.com>; Justin Adams <Justin.Adams@bloomenergy.com>

**Subject:** RE: Existing local option

Good afternoon Kris

My apologies, I thought I had copied and pasted it. You will find it below. Looks like it just created and passed in 2015.

This is merely being shared as something that is out there and is not an offer from the town of Colchester as I do not possess that authority. When we met Tuesday, I stated that there were no exemptions that I was aware of that would go directly to Bloomenergy on the proposed fuel cell.

This local option exemption enables an abatement to a gas company and while I cannot speak as to what the town is willing to do or offer at this time, I wanted to share it as a possible solution if Bloom Energy, Eversource, and the town were all interested in structuring something whereas Eversource did not bill Bloom Energy for that portion of expansion and Eversource and the town came to some type of agreement.

Any agreements would have be recommended by the Board of Selectman and then be approved at a town meeting.

Respectfully,

John Chaponis

**Sec. 12-81hh. Municipal option to abate property taxes on personal property of gas company for gas expansion projects.** Any municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, abate up to one hundred per cent of the property taxes due for any tax year, for not more than twenty-five tax years, with respect to personal property of any gas company, as defined in section 16-1, in order to facilitate natural gas expansion projects in such municipality. The gas company shall include the amount of such abatement when calculating the hurdle rate pursuant to section 16-19ww for gas expansion projects within such municipality.

(June Sp. Sess. P.A. 15-5, S. 106.)

History: June Sp. Sess. P.A. 15-5 effective July 1, 2015, and applicable to assessment years commencing on or after October 1, 2015.



## NEW TOWN CLERK OFFICE HOURS OPTIONS

### **Option 1 (Preferred)**

8:30 to 5:00 M,T,W

8:30 to 6:00 Th

8:30 to 12:30 F

= 39 open hours and 35 employee hours(1 hour lunch M-Th)

### **Option 2**

8:30 to 4:30 M,T,W

8:30 to 7:00 Th

8:30 to 1:00 F

= 39 open hours and 35 employee hours(1 hour lunch M-Th)

### **Option 3**

8:30 to 5.00 M,T,W, TH

8:30 to 1:30 F

= 39 open hours and 35 employee hours(1 hour lunch M-Th)