

The Newtown Economic Development Commission held a regular meeting on Monday,
January 6, 2015, at 7:00 pm
Meeting Room #3 at the Newtown Municipal Center,
3 Primrose Street, Newtown, CT 06470

These minutes are subject to the approval of the Economics Development Commission

PRESENT: Mike Boyle, Matthew Mihalick, Paul Fadus, Bob Rau, Al Roznicki, Andrew Deery (Hunter Gregory Realty INC.) and Elana Bertram arriving at 7:10pm. **Also Present:** Betsy Paynter, Economic Development Coordinator

NOT PRESENT: Jean Leonard, James Gulalo, Vice Chairman; Martin Gersten

Bob Rau called the meeting to order at 7:00pm

Public Participation: Andrew Deery from Hunter Gregory Realty INC. 1 Gorham Island, Westport, CT 06880. Mr. Deery presented a tax incentive application for 168/170 Mt. Pleasant Road, Newtown, CT. He plans for a two story 30,000 square foot medical office building planned to be constructed beginning of Spring 2015 similar construction to his 164 Mt. Pleasant Rd. Mr. Deery mentioned a letter of intent with a premier medical office user for 50% of the property. He discussed obstacles such as working with the DOT request road work that is needed on RT 6 and Newtown sewer system hookup fees. Further discussion regarding service fees needed. The EDC request Ms. Paynter with follow up for February's meeting.

Ms. Bertram made the motion to approve a 45% tax abatement over 4 years at 168/170 Mt. Pleasant Rd, Newtown, CT. Mr. Fadus seconded the motion and all were in favor.

This needs to be tabled for further discussion.

APPROVAL OF MINUTES - Ms. Bertram motioned to approve the minutes of December 9, 2014 meeting. Mr. Fadus seconded the motion and all were in favor. The minutes were approved as written.

Fairfield Hills: Zone Change Status: Tabled

2014 POCD and EDC 2011 Strategic Plan: Tabled

Ongoing / Old Business Discussion and Actions

SHOP – Mike Boyle planned to be at the shop meeting that was held on 1/6/15, conflict with EDC meeting with the same date. Will attend future shop meetings.

Tech Park – Tabled

Fairfield Hills Development - Discussion was held about FFH and funding.

Business Incubator – Tabled

New Business / Actions-

Ms. Paynter requests the honor of your presence at the meeting of “Join in the Conversation of Economic Development in Newtown”, on Tuesday, January 13,2015. CH Booth Library Meeting Room - 6:30pm - 8:30pm.

Ms. Paynter also ask that you review the “State Of The Town 2015 Handout”.

Ms. Paynter will be doing the annual breakfast for Newtown manufactures coming in April 2015.

Ms. Paynter will send out her newsletter going out in January and this will happen every other month.

Ms. Paynter mentioned the \$10,000 grant awarded for the signage and wayfinding in Sandy Hook Village. A steering committee will be needed and an RFP with a consultant will be released in the near future.

It was requested that Planning & Zoning minutes and Fairfield Hill Authorizity minutes be sent to the Economic Development Commission Committee. Ms. Paynter will forward those to the commission.

Ms. Bertman suggested that the Economic Development Commission be present at FFH monthly meetings.

Adjournment- Ms. Bertram motioned to adjourn the meeting at 8:50pm, Mr. Fadus seconded the motion and all were in favor.

STATE OF THE TOWN - 2015

1/5/15
Pat
presented
to the
Newtown
Chamber
of
Commerce
Annual
Mtg.

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Financial Policies

• Three Financial Disciplines

- Fund Balance
 - Stop use of savings to mitigate tax increases (2012);
 - Grow savings to at least 8% of annual budget by 2013;
 - Target goal is 10% savings by 2019;
 - Set policy that controls use of savings account – sets lower and upper limits;
 - Commit upper savings limit as 12% – then can use excess to support annual operations, mitigate taxes.

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Financial Policies

- Three Financial Disciplines
 - Debt
 - Reduce debt from 10% of budget to 9% (2013);
 - Manage/reduce debt by refunding bond obligations
 - Create Capital Improvement Plans (CIP) based on allowable debt load (2011).

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Financial Policies

- Three Financial Disciplines
 - Anticipate near-term capital expenses
 - Use annual capital non-recurring account to save incrementally for known near-term capital items;
 - Designate 0.3% of each annual budget for short-term capital needs (fire equipment, street sweeper,...).

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Guiding Principles

- Increase Pay as You Go
- Spend Less/ Save More
- Think Short Term AND Long Term
- Plan, Plan, Plan – and document
- Educate the Community - create constituencies

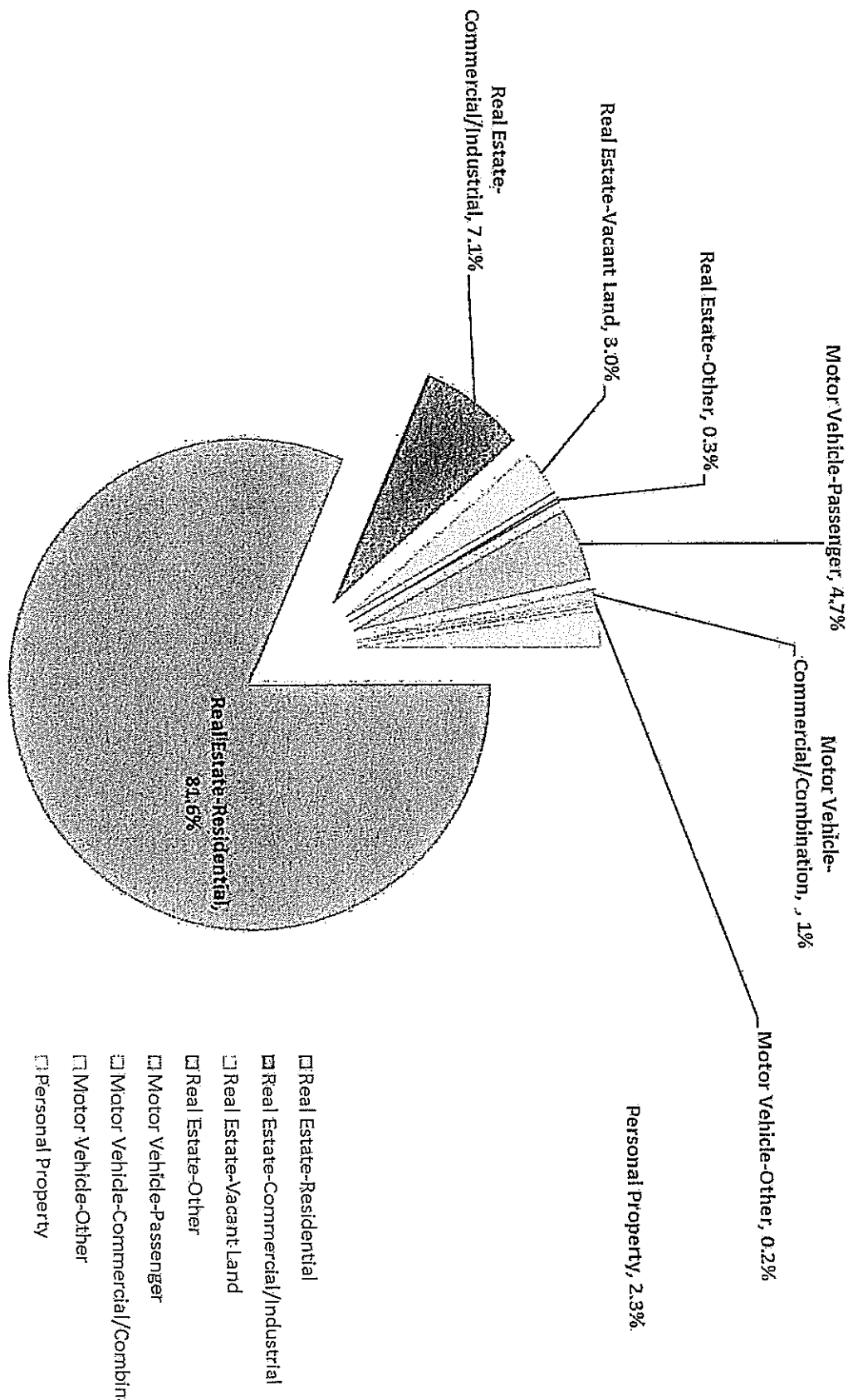
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Impact of Financial Policies

- *Town bond rating raised to AAA*
- *Management score: Strong*
- **We are able to borrow at the best possible rates – CIP projects.**
- **We saved hundreds of thousands of dollars in interest cost through bond refunding.**

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GRAND LIST BREAK DOWN



- Real Estate-Residential
- Real Estate-Commercial/Industrial
- Real Estate-Vacant Land
- Real Estate-Other
- Motor Vehicle-Passenger
- Motor Vehicle-Commercial/Combination/Farm
- Motor Vehicle-Other
- Personal Property

The Grand List

- Have we grown during the recession?
- What are the short term and long term goals for grand list growth? How do we achieve that? What matters in growing the grand list?
- What about taxes? What is the goal? What can we expect?

*Must grow
1% in
the next
year
as a goal*

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Budget History

Fiscal Yr	Education Budget	% Change	Town Oper Budget	% Change	Total Budget	% Change	Mill Rate	% inc
2015	71,345,304	0.42%	29,377,906	1.42%	111,066,204	0.91%	33.31	-0.03%
2014	71,045,304	3.93%	28,965,599	4.45%	110,069,827	3.70%	33.32	reval
2013	68,355,794	0.57%	27,731,255	-0.47%	106,146,838	0.56%	24.54	0.69%
2012	67,971,427	1.16%	27,861,255	0.24%	105,555,075	1.22%	24.37	1.54%
2011	67,194,734	1.33%	27,795,856	2.22%	104,284,615	0.55%	24.00	2.43%
2010	66,314,928	0.43%	27,191,792	-5.13%	103,716,694	-1.66%	23.43	0.99%
2009	66,031,044	5.00%	28,661,230	3.52%	105,464,444	5.59%	23.20	reval
2008	62,885,158	4.14%	27,686,436	3.67%	99,878,877	4.73%	28.10	2.93%
2007	60,387,154	6.06%	26,705,705	5.43%	95,370,206	5.96%	27.30	4.60%
2006	56,938,770	7.19%	25,329,283	7.94%	90,006,226	6.59%	26.10	4.82%

Demographics

- Overall population increased 10% in past 6 years now at 28,031...
- In 2012:
 - 34% age 50 or more, 12% greater than 65;
 - School enrollment declined for 6th year – more than 300 students less than high of 2006;
 - Actual births showed decline of 30% from previous 5 year average.

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Demographics

- Trends:
 - Overall population growth will continue;
 - School age population continues to decline through 2020 while senior population continues to increase;
 - School age population will slowly increase beginning in 2021.

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Housing

- What housing options are available now and what trends are we expecting?
- 94% of all housing in Newtown is single-unit structure with lots ranging from less than an acre to multiple acres;
- Newtown has 4 age-restricted communities;
- There are two developments classified with some affordable units (Riverview and Edona Commons);

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Housing

- State regs call for each municipality to have 10% housing stock affordable (8-30g) – Newtown has 1.98%
- Future:
 - more 'cluster' type housing with smaller lots and more shared space;
 - Modified regs for incentive housing zones with greater density and affordability;

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Fairfield Hills

- Where are we now and where are we going?
- Recent review of the original Master Plan affirmed community vision of the Campus as a place for active and passive recreation, civic activities, and social opportunities, including social services;
- Plan suggests development of a commercial presence on campus, located in the core area;

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Fairfield Hills

- Five major buildings have been removed from the main campus since 2008; added NYA, Municipal Center, and Ambulance Facility; ball fields, center green;
- Now: 10 major buildings; 5 duplexes; 8 single-family homes;
- Actively planning for abatement/demolition;
-
- Planning reuse of duplex for Parent Connection;

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Fairfield Hills

- Expanding trail system;
- Planning for Community Center complex;
- Request for additional ball fields, ice arena;
- Possible location of a cultural arts center and/or children's museum;
- Question of housing and mixed use development remains controversial – no active planning.

35K \$7.7 phase I

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Strategic Plan for Municipal Facilities

- Board of selectmen appointed a 10-member commission of community members and some board representatives;
- Task is to evaluate current physical conditions and municipal uses of targeted buildings and make recommendations for future actions;
- Initial focus: Town Hall South, Hook and Ladder, and Multi-Purpose Building.

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Strategic Plan for Municipal Facilities

»Why now?

- \$15 million from GE begins development of community center. Project in phases – expected to locate at Fairfield Hills;
- Phase 1: senior center and aquatics center;
- Phase 2: office for Parks and Recreation;
- Phase 3: ??

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Strategic Plan for Municipal Facilities

- Possible impacts of GE gift...
 - Parks and Recreation offices relocated to Fairfield Hills campus;
 - Senior Center relocated to Fairfield Hills Campus;
 - Social Services Relocated to Multi-Purpose Building?;
 - Town Hall South eased from multiple uses – can be reviewed for future status.

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Strategic Plan for Municipal Facilities

- Next Steps? Possibilities and Challenges
- Repurpose an existing building as a Police Station?
- Build new for Police?
- Remodel current building?

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Strategic Plan for Municipal Facilities

- Next Steps? Possibilities and Challenges
- Dispatch Center?
- Repurpose Town Hall South? Sell?
- Repurpose Hook and Ladder building? Sell?
- Close/repurpose a school?

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Projects on the Drawing Board

- Hawleyville sewers (2015)
- New Hook and Ladder building (2015)
- Lexington Village (2015)
- Wheels Gas Station (Church Hill Road) (2015)
- Medical Facility 1 – Route 6 (2015)
- Medical Facility 2 – Route 6 (2016)
- Community Center – Phase 1 (2015-2016)

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Projects on the Drawing Board

- Mixed use project – South Main Street (2015-16)
- Housing development – Robin Hill ?
- Sandy Hook School (2016)
- Realignment of Commerce and Edmond (2016)
- Redesign Main and Sugar intersection (2015)
- Sidewalks – Church Hill, Glover to Mile Hill (2015)
- Trails system expansion – Fairfield Hills (2015)

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