



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday February 24, 2015 6:30 p.m.
Shepardson Community Center Room 7**

Present: Commissioner Mark Petrucci
Commissioner Terrence McAuliffe
Commissioner Armando Paolino
Commissioner Ted Manello
Commissioner Frank Mirovsky

Also Present: Reporter Bill Bittar

Absent: Chairman Michael Kenausis
Commissioner Joseph Mengacci

The meeting was called to order at about 6:30 p.m. by Terrence McAuliffe in the absence of Chairman Michael Kenausis. Pledge of Allegiance was said by all.

MOTION by Mark Petrucci to approve the February 24th meeting minutes,
SECOND by Ted Manello and unanimously voted.

A fifth draft of the Development Guidebook, dated March 24, 2015, now 20 pages in length, was reviewed page by page by members. A few changes were noted, including moving up the "everything starts" paragraph on page 4, and adding distance information to page 17 (to be supplied by Armando Paolino). Members agreed the document was ready for review by members of P&Z, ZBA, Conservation, and every town official or employee involved in commercial development.

A MOTION was made by Terrence McAuliffe to appropriate about \$100 to print 40 double-sided bound copies of the guide with cover letter to be purchased by personal credit card by Mark Petrucci and reimbursed, SECONDED by Armando Paolino and unanimously voted. A PDF of the cover letter and a PDF of the final draft will be sent by Terrence McAuliffe to Mark Petrucci.

In new business, members discussed the Plan of Conservation and Development now in final P&Z public hearing April 2. After lengthy discussion on parking, traffic, setbacks and underground utilities, there was no motion to recommend anything specific in writing. Members did agree the seven distinct commercial districts

defined by Brian Miller in the POCD were a good basis for defining the architectural standards allowed within it.

Frank Mirovsky offered to bring recommendations from architectural firms on how to define the design and appearance of buildings and how to place such standards in the town regulations.

Armando Paolino offered to bring a Land Use Attorney to a future meeting to advise members how to bring Architecture Standards into the pertinent regulations.

In a new item added to the agenda by MOTION of Terry McAuliffe, SECOND by Mark Petrucci, Armando Paolino distributed a proposed addition to the Tax Incentive Program adopted by the town in 2011. The new section, Section 4, describes the Airport Development Zone incentive program also available to qualifying business construction or expansion. Most of Middlebury is within the radius for qualification, but a business must have an economic relationship to the Oxford airport to be approved. The incentives differ in several ways and businesses can only choose one plan if they qualify for both. Members agreed the new section looked good and Armando Paolino agreed to revise the current Tax Incentive Document for member review to include this new section with appropriate adjustments to introductory text.

MOTION to adjourn by Armando Paolino, SECOND by Ted Manello and unanimously voted.

Respectfully submitted,

Terrence McAuliffe
Commissioner—Economic Development Commission
cc. Town Clerk
Members

Attachment: Proposed new Section 4 of Tax Incentive Plan

Proposed ADZ Incentive language.

Section 4 - Airport Development Zone (ADZ) Incentives

Middlebury's Airport Development Zone incentives are offered jointly and consistent with Connecticut General Statutes § Sec. 32-75d as administered by the Connecticut Airport Authority (CAA). Application must be made and approved by the CAA and forwarded by the Middlebury Economic and Industrial Development Commission (EIDC) to the Middlebury Board of Selectmen as compliant with Economic and Industrial Development Commission procedures. Any application to the CAA must be filed concurrently with the EIDC. Applications must demonstrate an economic relationship to the airport and be located in the State of Connecticut Oxford Airport Development Zone as designated by the CAA.

ADZ benefits are available in lieu of Middlebury Economic and Industrial Development incentives. The benefits of both programs cannot be applied for on the same project.

The ADZ program provides for **property tax** incentives based on the value of the improvement on newly constructed, renovated or expanded facilities in the ADZ that are approved by the CAA and Middlebury. The real and personal property tax exemptions are funded 50/50 by the state and Middlebury.

The real property tax exemption is equal to 80% of the assessed value of the improvements for 5 years.

The personal property tax exemption is equal to 80% of the assessed value of the machinery or equipment installed in the facility as part of the development or acquisition.

Businesses that qualify for the property tax exemptions also qualify for a State of Connecticut Corporation Business Tax Credit (25% set by the state) equal to the portion of the tax attributable to the facility.

For more information

<http://www.ctairports.org/EconomicDevelopment/AirportDevelopmentZoneForms.aspx>