This Meeting will have Limited Public Seating, Social Distancing and Masks are Required

AGENDA
ENFIELD TOWN COUNCIL
REGULAR MEETING

Monday, April 5, 2021
7:00 PM - Council Chambers

https://youtu.be/mbiEbLaxpJ0

6:50 Public Hearing - Amending Tax Increment Financing Policy Regarding Structure

1. **PRAYER – Charlotte Riley**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL.**

4. **FIRE EVACUATION ANNOUNCEMENT.**

5. **MINUTES OF PRECEDING MEETINGS.**
   - **Regular Meeting – March 15, 2021**

6. **SPECIAL GUESTS.**

7. **PUBLIC COMMUNICATIONS AND PETITIONS. - <u>Public will enter through Council Chamber doors in front of building.</u>**

8. **COUNCILOR COMMUNICATIONS AND PETITIONS.**

9. **TOWN MANAGER REPORT AND COMMUNICATIONS.**
   - **Budget Presentation**

10. **TOWN ATTORNEY REPORT AND COMMUNICATIONS.**
    - **Outdoor Dining**

11. **REPORT OF SPECIAL COMMITTEES OF THE COUNCIL.**

12. **OLD BUSINESS.**

    A. Appointment(s) - Town Council Appointed.

    1. **Area 25 Cable Television Advisory Committee-** A Vacancy Exists Due to the Resignation of Stephen Moriarty (U) Expired 6/30/2014. Replacement Would be Until 6/30/2022. (Tabled 09/15/2014)

2. **Connecticut Water Company Advisory Council Enfield Representatives-** A Vacancy Exist Due to a Resignation (R). Replacement Would be Until 01/01/2022. (Tabled 04/16/2012)

3. **Ethics Commission – Alternate –** A Vacancy Exists Due to the Resignation of Jason Casey (R). Replacement Would be Until 10/31/2021. (Tabled 03/02/2020)

4. **Ethics Commission** - The Term of Office of Philip Kober (U), Expired 10/31/2020. Reappointment or Replacement Would be Until 05/31/2022. (Tabled 11/09/2020)

5. **Ethics Commission** - The Term of Office of Carl Swenson (R), Expired 10/31/2020. Reappointment or Replacement Would be Until 05/31/2022. (Tabled 11/09/2020)

6. **Hazardville Water Company Advisory Council Enfield Representative -**The Term of Office of Scott Kaupin (R) Expired 01/01/2018. Replacement Would be Until 01/01/2022. (Tabled 01/16/2018)

7. **Hazardville Water Company Advisory Council Enfield Representative -**The Term of Office of Andrew Urbanowicz (U) Expired 01/01/2018. Replacement Would be Until 01/01/2022. (Tabled 01/16/2018)

8. **Historic District Commission - Alternate -** A Vacancy Exists due to the Resignation of Jacob Nadeau (D). Replacement Would be Until 08/21/2021. (Tabled 10/19/2020)

9. **Inland Wetland Watercourse Agency – Alternate–** A Vacancy Exists due to the regular Appointment of Robert Hendrickson (R). Replacement Would be Until 06/30/2021. (Tabled 11/09/2020)

10. **Inland Wetland Watercourse** – A Vacancy Exists Due to the Resignation of Robert Chagnon (R). Replacement Would be Until 06/30/2023.(Tabled 03/01/2021)

11. **Loan Review Committee (Alternate) -** The Term of Office of Anne Brislin (R), Expires 12/31/2016. Reappointment or Replacement Would be Until 12/31/2020. (Tabled 12/19/2016)

12. **Library Board of Trustees –** The Term of Office of Yvonne Wollenburg (U) Expires 12/31/2020. Reappointment or Replacement Would be Until 12/31/2023. (Tabled 01/04/2021)

13. **Library Board of Trustees –** The Term of Office of Giorgianna Tippo (D) Expires 12/31/2020. Reappointment or Replacement Would be Until 12/31/2023. (Tabled 01/04/2021)

14. **North Central Health Department Board of Directors Enfield Representative** - The Term of Office of Ken Nelson (R), Expired 06/30/2020. Reappointment of Replacement Would be Until 06/30/2023. (Tabled

11/09/2020)

15. **Planning and Zoning Commission** - **Alternate–** A Vacancy Exists due to the Resignation of Dane Thorogood (R). Replacement Would be Until 12/31/2023. (Tabled 10/19/2020)

16. **River Valley CT Central Regional Tourism District** –The Term of Office of William Hosley (R), Expired 06/30/2016. Reappointment or Replacement would be Until 06/30/2022. (Tabled 11/21/2016)

B. Appointment(s) - Town Manager Appointed/Council Approved.

1. **Building Code Appeals Board** – A Vacancy Exist for Contractor (D), Expired 11/01/2004. Replacement Would be Until 11/01/2024. (Tabled 11/25/2004)

2. **Building Code Appeals Board** - A Vacancy Exists Due to the Resignation of Kenneth J. Bergeron, (D) Chairman, Architect. Replacement Would be Until 11/01/2021. (Tabled 10/16/2006)

3. **Building Code Appeals Board** - A Vacancy Exists Due to the Resignation of Howard Coro, (D). Replacement Would be Until 11/01/2023. (Tabled 2/04/2013)

4. **Building Code Appeals Board-** The Term of Office of Gary Sullivan, (R) Engineer Expired on 11/01/2014. Reappointment or Replacement Would be Until 11/01/2024. (Tabled 11/17/2014)

5. **Building Code Appeals Board** – The Term of Office of William Marr (D), Professional Engineer, Expired 11/01/2016. Reappointment of Replacement Would be Until 11/01/2021. (Tabled 11/21/2016)

6. **Fair Rent Commission (Landlord) –** The Term of Office of Sam Mcgill (D) Expired 06/30/2008. Replacement Would be Until 06/30/2022.

7. **Fair Rent Commission (Tenant) –** A Vacancy Exists Due to Member Kristina Schoen (U), No Longer a Resident. Replacement Would be Until 06/30/2021. (Tabled 06/19/2017)

8. **Fair Rent Commission -** The Term of Office of Elizabeth Gillen (R), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2022. (Tabled 06/1818)

9. **Fair Rent Commission -** The Term of Office of William Downs Sr. (U), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2022. (Tabled 06/1818)

10. **Fair Rent Commission -** The Term of Office of Marlene Cintron-Kakluskas (R), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2022. (Tabled 06/1818)

11. **Fair Rent Commission -** The Term of Office of Dorian Owens (U), Expires 06/30/2019. Reappointment or Replacement Would be Until 06/30/2021.

(Tabled 06/17/2019)

12. **Fair Rent Commission -** The Term of Office of Dale Shambo (D), Expires 06/30/2019. Reappointment or Replacement Would be Until 06/30/2021. (Tabled 06/17/2019)

13. **Housing Code Appeals Board (Alternate)** - The Term of Office of Constance P. Harmon (R), Expired on 05/01/2016. Replacement Would be Until 05/01/2021. (Tabled 05/01/2021)

14. **Housing Code Appeals Board (Alternate)** - The Term of Office of Lawrence P. Tracey, Jr. (R), Insurance, Expired 05/01/2016. Replacement Would be Until 05/01/2021. (Tabled 05/01/2021)

15. **Housing Code Appeals Board -** The Term of Office of Karen Chadderton (D), Registered Nurse, Expired 05/01/2016. Reappointment or Replacement Would be Until 05/01/2021. (Tabled 05/16/2016)

16. **Housing Code Appeals Board-** The Term of Office of Paul Censki, Fire Marshal Expired 05/01/2017. Reappointment or Replacement Would be Until 05/01/2022. (Tabled 05/15/2017)

C. Appointment(s) - P & Z Commission Appointed- Council Approved.

D. Discussion/Resolution: MOU with Fire Districts for Collection and Distribution of Taxes. (Tabled 11/16/2020)

13. NEW BUSINESS.

A. Consent Agenda – Action.

B. Appointment(s)–Town Council Appointed.

C. Appointment(s) – Town Manager Appointed/Council Approved.

D. Appointment(s) - P & Z Commission Appointed- Council Approved.

14. ITEMS FOR DISCUSSION.

A. **Consent Agenda – Review.

1. **Discussion/Resolution:** Resolution Authorizing the Town Manager to Submit an Application and to Enter into an Agreement with the Connecticut State Library and New Vision Systems Corporation for a Historic Documents Preservation Grant.

2. **Discussion/ Resolution:** Resolution Authorizing the Town Manager to Sign the METRO Traffic Services Agreement.

B. Appointment(s) – Town Council Appointed.

C. Appointment(s) – Town Manager Appointed/Council Approved.

1. **Planning and Zoning Commission – Alternate -** A Vacancy Exists Due to the Appointment of John Petronella (D) to a Regular Seat. Replacement Would be Until 12/21/2021.

2. **Blight Review Committee -**The Term of Office of Jonathan Porzuc (U) Expired 03/31/2021. Reappointment or Replacement Would be Until 03/31/2023.

3. **Inland Wetlands and Watercourses Agency – Alternate -** A Vacancy exists Due to the Resignation of Marcy Taliceo (D). Replacement Would be Until 06/30/2023.

4. **North Central Health Department Board of Directors Enfield Representative** – A Vacancy Exists due to the Resignation of Shannon Grant (D). Replacement Would be Until 06/30/2023.

D. Appointment(s) – P & Z Commission Appointed- Council Approved.

E. **Discussion/Resolution - Resolution Authorizing Town Manager to Sign Agreement with Enfield Loaves and Fishes for Installation of an Outdoor Security System.

F. **Discussion/Resolution: Resolution to adopt proposed Amendment to the Enfield Tax Increment Financing Policy with regards to the structure of the TIF Advisory Committee.

G. **Discussion/Resolution: Resolution to set a Public Hearing to amend the Town of Enfield Tax Increment Financing (TIF) Midtown Master Plan relative to the Original Assessed Value (OAV) of the TIF area and associated exhibits.

H. **Discussion/Resolution: Resolution to Approve Proposed Pay Rates for Summer, Seasonal and Temporary Employees in Recreation Division Effective August 1, 2021.

I. **Discussion/Resolution: Resolution Adopting New Senior Center Program Assistant Job Description.

J. **Discussion/Resolution: Resolution Setting a Public Hearing for the 2021/2022 Budget.

K. **Discussion/Resolution: Resolution Authorizing the Town Manager to Sign the National Railroad Passenger Corporation License Agreement.

15. MISCELLANEOUS.

16. PUBLIC COMMUNICATIONS/APPLIES ONLY IF PRIOR TO 11:00 p.m.

17. COUNCILOR COMMUNICATIONS.

This Meeting will have Limited Public Seating, Social Distancing and Masks are Required

18. ADJOURNMENT.

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*	REMOVE FROM AGENDA
**	MOVE TO MISCELLANEOUS
***	WOULD LIKE TO BE CONSIDERED FOR REAPPOINTMENT

OFFICE OF THE TOWN MANAGER

Date: April 5, 2021

To: Michael Ludwick, Mayor

From: Christopher Bromson, Town Manager

Re: PUBLIC HEARING GROUND RULES – A Public Hearing has been scheduled to allow interested citizens an opportunity to express their opinions regarding the PROPOSED MODIFICATION OF THE TAX INCREMENT FINANCING POLICY AS TO THE MEMBERSHIP OF THE TIF ADVISORY COMMITTEE.

1. Roll Call.

2. READ BY MAYOR: The following Notice of Public Hearing was published in the Hartford Courant, Wednesday, March 24, 2021.

TOWN OF ENFIELD
LEGAL NOTICE

The Enfield Town Council will hold a PUBLIC HEARING in the Enfield Town Hall, Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, April 5, 2021 at 6:50 p.m. to allow interested citizens an opportunity to express their opinions regarding the PROPOSED MODIFICATION OF THE TAX INCREMENT FINANCING POLICY AS TO THE MEMBERSHIP OF THE TIF ADVISORY COMMITTEE.

Copies of the Amendment are on file in the Town Clerk office, 820 Enfield Street, Enfield CT or at www.enfield-ct.gov.

Sheila M. Bailey
Enfield Town Clerk
March 22, 2021

3. Announce Ground Rules for Public Hearing:

   a. There is no time limit, but I ask that each person not take up too much time, so that everyone will have an opportunity to speak.

   b. After each person, who desires, has had one chance to speak, I shall permit those individuals who desire a second chance.

   c. After those individuals who desire to speak a second time, I shall permit those individuals who desire a third, fourth, etc., time.

   d. Please refrain from personalities.

PUBLIC NOTICES

TOWN OF BOLTON
TAX COLLECTOR'S NOTICE

Notice is hereby given to the taxpayers of the Town of Bolton that a Supplemental Motor Vehicle Tax shall become due and payable on the 1st day of January, 2021. Interest at the rate of 1 ½% per month will be charged for all taxes remaining unpaid for one month after the same became due. Minimum interest charge is $2.00 per bill. Taxes paid after April 1, 2021 shall become subject to interest from January 1, 2021.

Failure to receive a bill does not invalidate the tax or interest per CT State Statute. Please call if you believe you have one due or any questions at 860-649-8066 x 6101.

Pay online at town.boltonct.org or use the drop slot located at Town Hall to the left of the Tax Collector's entrance at 222 Bolton Center Rd, Bolton CT 06043.

Office hours are as follows: (town hall remains closed to the public at this time)

Monday, Wednesday and Thursday: 8:30 a.m. – 4:00 p.m.
Tuesday: 8:30 a.m. – 6:30 p.m.
Friday: 8:30 a.m. – 1:00 p.m.

Lori Bushnell
Tax Collector
Town of Bolton
12/23/2020, 1/6/2021, 3/24/2021
6825757

ENFIELD PUBLIC HEARING

The Enfield Town Council will hold a PUBLIC HEARING in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, April 5, 2021 at 6:50 PM to allow interested residents an opportunity to express their opinion regarding the PROPOSED MODIFICATION OF THE TAX INCREMENT FINANCING POLICY AS TO THE MEMBERSHIP OF THE TIF ADVISORY COMMITTEE.

Copies of the proposed modification are on file in the office of the Town Clerk, 820 Enfield Street, Enfield CT or at www.enfield-ct.gov. Please call 860-253-6438 for an appointment.

Sheila M. Bailey
Enfield Town Clerk
March 22, 2021

3/24/2021 6911895

ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, MARCH 15, 2021

A Regular Meeting of the Enfield Town Council was called to order by Chairman Ludwick on Monday, March 15, 2021. The meeting was called to order at 7:03 p.m.

PRAYER – The prayer was given by Councilor Muller.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Bosco, Cekala, Cressotti, Hemmeler, Ludwick, Mangini, Muller, Riley, Sferrazza, Szewczak and Unghire. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Clerk, Sheila Bailey; Town Attorney, James Tallberg; Chief Information Officer, Paul Russell; Program Manager for the Enfield Child Development Center, Karen Edelson; Director of Public Works, Donald Nunes; Director of Development Services, Laurie Whitten; Director of Human Resources, Steve Bielenda

FIRE EVACUATION ANNOUNCEMENT

Chairman Ludwick made the fire evacuation announcement.

MINUTES OF PRECEDING MEETINGS

MOTION #5714 by Councilor Mangini, seconded by Councilor Szewczak to accept the minutes of the March 1, 2021 Special Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5714** adopted 11-0-0.

MOTION #5715 by Councilor Muller, seconded by Councilor Unghire to accept the minutes of the March 1, 2021 Regular Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5715** adopted 11-0-0.

SPECIAL GUESTS

There were no special guests on this evening's agenda.

PUBLIC COMMUNICATIONS & PETITIONS

John Santanella, 1204 Enfield Street

Stated about 18 months ago he raised a question regarding voter instructions on municipal election ballots. He noted he had asked for an explanation as to why voters were limited to cast only four votes for seven open at-large Town Council seats. He stated because he was unable to get a clear understanding from anyone at Town Hall, he took the matter to the State Elections and Enforcement Commission. He noted in their finding dated May 20, 2020, he received some clarification as to the origins of this instruction. He stated the finding from "Connecticut General Statute 9-188 states that, "For Elections for Boards of Selectmen, voters shall not vote for more candidates than any political party can elect." He pointed out this section specifically pertains to elections for Selectmen and may provide a historical basis for Enfield's four-vote limitation.

Mr. Santanella stated the Town of Enfield switched from a Board of Selectmen to the current Council/Manager government in the mid-1960's, and arguably the Town officials carried over the limitations of this statute to the first Town Council elections and has continued that practice ever since. He noted there are other statutes that limit the number of candidates a party can nominate, and Enfield's Charter specifically states that no more than four of the seven at-large candidates shall be from the same political party, but nothing in the SEEC finding concludes either that by statute or by Enfield's own Charter that Enfield voters must be limited to only four votes. He noted the finding states that the Charter is silent on how many of the seven at-large Councilors electors are entitled to choose. He stated while the Commission found that the four-vote limit was a reasonable measure to ensure the requirements for minority representation on the Council, it did not say that this limitation was a necessary limitation, and in fact, it is not. He noted the requirement to ensure minority representation on the Council can also be met if voters are able to cast five, six or seven votes on the ballot.

He clarified there is no statutory violation by the four-vote instruction, and no statute would be violated with a seven-vote instruction. He noted the decision on how many electors a voter may cast is determined solely at the discretion of the Town of Enfield. He noted it is one thing to have the opportunity to vote for a candidate and choose not to exercise that vote, but it is totally different not to be given that opportunity at all. He stated his belief Enfield voters should have the opportunity to cast one vote for every open at-large seat on the Town Council. He noted the current practice is outdated and should be changed. He noted it would be helpful to understand whose decision this is and what needs to happen for those instructions to change.

Mr. Santanella stated his hope the Town Council gives this matter more attention and takes whatever steps are necessary to give all Enfield voters the opportunity to vote for each at-large candidate they would like to see represent them in the November election.

COUNCILOR COMMUNICATIONS & PETITIONS

Councilor Riley stated she is the President of First Readers, and they are having a ceremony this year at Asnuntuck Community College on Monday, May 24th. She noted this will be a drive-through style and each school will have their own time to attend. She stated invitations will be sent out around the time April vacation happens.

Councilor Riley cautioned drivers about speeding since children will be playing outside later in the day because of Daylight Savings Time and the weather is improving.

She stated she really enjoyed volunteering at the vaccine clinic, which is being run very well. She thanked all the volunteers for their help. She noted she especially thanks Deb McCarthy for all her hard work and coordination of the volunteers.

Councilor Mangini stated Deb McCarthy has done a phenomenal job, not only with the Covid vaccine clinic, but also for all her hard work and dedication in other areas as well.

She suggested perhaps Mr. Santanella's request concerning voting might be taken up through the Town Attorney's Office.

Councilor Sferrazza stated he would like Attorney Tallberg to confirm what Mr. Santanella said. He noted he is specifically interested to know who in the Town can make that change.

Councilor Hemmeler stated last week there was a fire at the Freshwater apartments, and eight families were affected. She noted she spoke to Joanna at Youth Services, and she has done a great job in helping these people. She stated she also spoke to Cindy Guerreri, and they are in the process of evaluating everything to see how they can help. She stated her hope they can set up something, so the public can also help.

Councilor Cressotti stated the Enfield Together Coalition has been working on a marketing campaign, and they are focusing on mental health, alcohol, drug abuse, vaping and prescription drug use.

Referring to the recent fire at the Freshwater apartments, Councilor Cressotti thanked the Red Cross for their assistance to the Thompsonville Fire Department. He pointed out 15 adults and 12 children were displaced because of this fire. He added the Social Services Department has done a fantastic job in assisting in this matter.

Councilor Cressotti stated last week was the National Employees Appreciation Day. He thanked Town workers in every department for their daily efforts in making Enfield a great municipality. He commended DPW and Building & Grounds for the work they do that saves the Town money.

Councilor Szewczak requested a mathematical analysis of what would happen if everyone cast seven votes and how that would look. She noted seven might not be the optimum number.

MOTION #5716 by Councilor Szewczak, seconded by Councilor Unghire to suspend the rules to address under Miscellaneous this evening Items 14 E, F, G, H, I, J, K and L.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5716** adopted 11-0-0.

TOWN MANAGER REPORT & COMMUNICATIONS

Mr. Bromson stated the Council has before them the latest Projects and Activities Report.

He stated Deb McCarthy is doing a wonderful job, and it is really a herculean task to schedule this number of volunteers for the vaccine clinic. He noted there will be a big upsurge in vaccinations because the Governor lowered the age for people wishing to receive the vaccine. He noted Trinity Health will be increasing the hours of the clinic on Monday, and they will be increasing the number of people coming every day.

He also commended Maya Matthews in the Town Manager's office for her hard work during this vaccination process.

Chairman Ludwick thanked Mr. Bromson for the Projects and Activities Report.

Chairman Ludwick apologized to the public and the Department of Transportation for not being able to televise the scheduled presentation due to technical difficulties. He commended the ETV staff for working on the technical issues, which made it possible to televise the regular meeting of the Town Council.

Mr. Bromson commended Alex Giner, who did an incredible job over the last year. He also commended Paul Russell, the Chief Information Officer.

Mr. Bromson thanked the Department of Transportation for their willingesss to do a presentation this evening, and even though they were unable to televise a presentation, DOT did provide their PowerPoint presentation, which will be posted tomorrow.

TOWN ATTORNEY REPORT & COMMUNICATIONS

Referring to Mr. Santanella's question, Attorney Tallberg stated that authority derives from the Town Charter, Section 2, which provides that biennially there shall be seven at-large Councilors, no more than four of whom shall be of the same political party. He noted as Mr. Santanella indicated, that section was challenged by him and the SEEC held that it is within the Town's discretion to set that. He noted for reasons that pre-date him and many others, that provision is in the Charter. He noted in his experience, Charter reform is a very laborious process, which requires a Charter Revision Commission with a mandatory minimum number of meetings over a lengthy period and public hearings. He stated it would be within the Town's authority and discretion if they wish to take up Charter reform. He noted he is unsure if there is a quicker way to do that, but his initial impression is it is a Charter reform issue.

Attorney Tallberg stated at the last meeting Councilor Bosco asked whether outdoor dining would be extended. He noted Executive Order 7MM issued by the Governor last May is set to expire April 19th, and that is the order that relaxed the requirements, and specifically allowed restaurants to set up outdoor dining in places they previously could not do so.

Attorney Tallberg stated there are two competing legislative proposals – one is from the Governor to essentially expand that, codify it and make it law. He noted there is another proposal from a State representative in Trumbull, similarly looking to extend that and make it law. He stated there is a little bit of push back right now from some in the land use area, who argue that this is an over-reach and would take away what has typically been a review process with a hearing and a vote of the board. He noted if the legislation passes, it would be a moot issue. He noted it would then be the law, and there will not be any action needed by towns. He stated they will know within the next 30 days whether the Executive Order, which is set to expire April 19th, is going to get pushed down again. He noted there is a lively debate at this time where a lot of municipalities are pushing the Governor to extend this to perhaps July 1st and then reset the clock.

He stated if the order expires and there is no legislative fix, then to extend the outdoor dining would be within the authority of the P&Z Commission. He noted he will keep the Town Council posted on this.

REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Muller stated the Health District met last Wednesday, and they were awarded funding to continue opioid abuse prevention in the amount of $36,000.

He noted Trinity Health is looking to expand vaccine clinics throughout the region. He thanked Mr. Bromson and Deb McCarthy for all they did to make this happen in Enfield.

Councilor Muller referred to John F. Kennedy Middle School renovations and noted work continues in White Wing, the auditorium, gymnasium, and cafeteria.

Councilor Bosco stated they just received the last update on the ordinance for trash, which the committee will review, and if it is all set, they will come to the Town Council for a public hearing. He noted they also just received the list of roads that would be done through the referendum.

Councilor Cressotti stated the Commission on Aging met last week. He thanked Jennifer Switalski at Social Services, who has assisted over 300 seniors in setting up vaccine appointments. He noted many Commission on Aging members volunteer daily at the vaccine clinic at The Annex.

He stated the Senior Home Repair Program is still suspended at this point. He noted the annual symposium is still on hold. He stated the Senior Living Program, which is hosted by Martha McCloud, is still going on, and the March theme is Covid and vaccine. He noted in April, they will be dealing with senior safety and scams with Officer Mark Rochette from the Enfield Police Department. He stated in May, they will be interviewing both the Commanders at the American Legion Post with a Memorial Day theme.

Councilor Cressotti stated the Senior Center is planning on opening April 5th with a hybrid model. He noted registration for in-person and virtual programs will begin March 22nd for Enfield residents and March 29th for non-residents. He stated Covid guidelines will still be followed. He noted space is limited.

Councilor Cressotti stated Sheila Grady notified the Commission that she will be leaving the Senior Center for another position in Ellington. He wished her well and noted she ran the Senior Center very effectively, and she did a fantastic job.

OLD BUSINESS

APPOINTMENTS (TOWN COUNCIL)

MOTION #5717 by Councilor Cekala, seconded by Councilor Cressotti to remove Item #4 from the table.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5717** adopted 11-0-0.

NOMINATION #5718 by Councilor Cekala to appoint Michala Schupp (L) to the Enfield Beautification Committee for a term which expires 12/01/2022.

MOTION #5719 by Councilor Szewczak, seconded by Councilor Sferrazza to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5719** adopted 11-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Michala Schupp appointed to the Enfield Beautification Committee by an 11-0-0 vote.

MOTION #5720 by Councilor Cekala, seconded by Councilor Szewczak to remove Item #17 from the table.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5720** adopted 11-0-0.

NOMINATION #5721 by Councilor Bosco to appoint John Petronella (D) to the Planning and Zoning Commission for a term which expires 12/21/2021.

MOTION #5722 by Councilor Szewczak, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5722** adopted 11-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared John Petronella appointed to the Planning and Zoning Commission by an 11-0-0 vote.

All other Old Business items remained tabled.

NEW BUSINESS

There were no New Business items this evening.

ITEMS FOR DISCUSSION

All items were moved to Miscellaneous.

MISCELLANEOUS

RESOLUTION #5723 by Councilor Mangini, seconded by Councilor Muller.

RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

TO:	Rail Station		
	Construction	31008157-545000	$57,681
FROM:	CIP Revenue FY18 Other Federal Grants		
	Federal Highway Grant	31042018-460002	$57,681

CERTIFICATION:

I hereby certify that the above-stated funds are available as of March 5, 2021.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5723** adopted 11-0-0.

RESOLUTION #5724 by Councilor Mangini, seconded by Councilor Muller.

RESOLVED, that in accordance with Chapter VII Section II of the Town Charter, the Enfield Town Council does hereby amend the wage adjustment of the teacher aide position by increasing current aides by $1.30 per hour and the starting wage at $14 hour.

Chairman Ludwick recused himself from this vote.

Mr. Bielenda stated employees are leaving to take similar positions that pay up to $4.00 more per hour. He explained the elimination of one full-time teacher and one full-time teacher aide will cover the increase brought about by this proposed hourly wage adjustment.

Councilor Mangini questioned if this salary is enough since minimum wage is $15.00 per hour. Mr. Bielenda stated they still have a few years before they get to $15.00 per hour.

Councilor Mangini questioned if this is a fair amount to pay workers that care for children. Ms. Edelson stated this is what they can do budget-wise. She agreed employees deserve more. She noted this gets them ahead of the State of Connecticut minimum wage, which is going up to $13.00 per hour.

Councilor Mangini commended Ms. Edelson for her innovative thinking. She noted perhaps this can be further discussed in the upcoming budget.

Councilor Riley referred to the two positions not being filled and questioned if that is jeopardizing teacher/children ratios. Ms. Edelson stated she can operate to full potential without those two positions.

Councilor Cekala questioned if those two positions are being eliminated, or will they be kept, but not filled. Mr. Bielenda stated they are not funding those positions. He noted this could be addressed in the future if a need arises.

Councilor Cressotti questioned how many teacher aides work at the ECDC, and Ms. Edelson stated she presently has 15 Full-Time Teacher Aides and 5 Part-Time Aides.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5724** adopted 10-0-1, with Chairman Ludwick abstaining.

RESOLUTION #5725 by Councilor Mangini, seconded by Councilor Szewczak.

WHEREAS, the Town of Enfield adopted Resolution #3002 establishing a policy for the Disposition of Town-Owned Surplus Personal Property; and

WHEREAS, Surplus Property is defined as "tangible personal property owned by the Town of Enfield that has been determined to be unneeded presently or in the foreseeable future, or that is no longer of value or use to the Town"; and

WHEREAS, the policy requires that the Town Council approve the disposition of Surplus Property valued at Six Thousand Dollars ($6,000) or more; and

WHEREAS, the Department of Public Works has identified the property listed on Attachment A as Surplus Property valued at Six Thousand Dollars ($6,000) or more; and

WHEREAS, the Town Manager has reviewed the recommendations by the Department of Public Works and now seeks Town Council approval; and

NOW THEREFORE BE IT RESOLVED, the disposal of the property listed on Attachment A, pursuant to the policy for the Disposition of Town-Owned Surplus Personal Property, is hereby approved.

Mr. Nunes stated this would be for a replacement vehicle. He noted this 2005 front loader is currently parked and not being used. He noted it requires about $4,500 in repairs, and it has a tremendous amount of hours and mileage. He stated it is time to get rid of it. He pointed out they have a replacement for this vehicle, and they should be receiving it shortly.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5725** adopted 11-0-0.

RESOLUTION #5726 by Councilor Muller, seconded by Councilor Mangini.

WHEREAS, the Town Council expanded the membership of the Enfield Economic Development Commission (Commission) by Resolution No 4184 on June 6, 2017; and

WHEREAS, Conn. Gen. Stat. 7-136 allows for total Commission membership of not less than five (5) nor more than fifteen (15); and

WHEREAS, the Commission's current membership consists of fifteen (15) members and is unable to constitute a quorum; and

WHEREAS, the Town Council would like to reduce the Commission's membership to nine (9) members; and

NOW, THEREFORE, BE IT RESOLVED, that after a public hearing was held on March 1, 2021 with no objection, the Enfield Town Council hereby amends Chapter 26, Article 1, Section 26-35 of the Code of Enfield Connecticut.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5726** adopted 11-0-0.

RESOLUTION #5727 by Councilor Mangini, seconded by Councilor Szewczak.

WHEREAS, the Enfield Town Council adopted the Town of Enfield Tax Increment Financing (TIF) Policy on June 3, 2019; and

WHEREAS, the TIF Policy provides for the designation of a nine person TIF Advisory Committee; and

WHEREAS, the Town Council wishes to modify the TIF Policy as to the membership of the TIF Advisory Committee to include five (5) members; two (2) members of the Town Council and one (1) member each from the Economic Development Commission, the Conservation Commission, and the Planning & Zoning Commission, with the Director of Development Services, Director of Finance, and Supervisor of Assessment and Revenue Collection, acting as staff to the TIF Committee; and

WHEREAS, the TIF Policy requires a public hearing for any modifications thereto.

BE IT RESOLVED, that the Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, April 5, 2021 at 6:50 p.m. to allow interested residents an opportunity to express their opinion regarding the proposed modification of the Tax Increment Financing Policy as to the membership of the TIF Advisory Committee.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5727** adopted 11-0-0.

RESOLUTION #5728 by Councilor Riley, seconded by Councilor Muller.

WHEREAS, the Town of Enfield (Town) owns the property located at 124 North Maple Street (Enfield Annex); and

WHEREAS, the Town intends to construct a permanent steel structure with a concrete slab in the northerly parking lot adjacent to Moody Road; and

WHEREAS, the Enfield Town Council must refer this proposed improvement to the Planning and Zoning Commission for a report in conformance with the requirements of Connecticut General Statute 8-24.

NOW, THEREFORE, BE IT RESOLVED, that the proposed improvement listed above is referred to the Planning and Zoning Commission in conformance with the requirements of Connecticut General Statute 8-24.

Mr. Bromson stated this resolution, as well as the following resolutions, are statutory requirements which just be referred to Planning & Zoning.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5728** adopted 11-0-0.

RESOLUTION #5729 by Councilor Mangini, seconded by Councilor Szewczak.

WHEREAS, the Town of Enfield (Town) owns the property located at 558 Enfield Street (Lafayette Park); and

WHEREAS, the Town intends to replace an existing dilapidated basketball court at the property with a new full size outdoor basketball court; and

WHEREAS, the Enfield Town Council must refer this proposed improvement to the Planning and Zoning Commission for a report in conformance with the requirements of Connecticut General Statute 8-24.

NOW, THEREFORE, BE IT RESOLVED, that the proposed improvement listed above is referred to the Planning and Zoning Commission in conformance with the requirements of Connecticut General Statute 8-24.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5729** adopted 11-0-0.

RESOLUTION #5730 by Councilor Cekala, seconded by Councilor Mangini.

WHEREAS, the Town of Enfield (Town) owns the property located at 1010 Enfield Street (former Thomas G. Alcorn School); and

WHEREAS, the Town intends to build a new basketball court; and

WHEREAS, the Town intends to expand and repave the existing parking lot, adding 75 parking spaces; and

WHEREAS, the Enfield Town Council must refer the proposed improvements to the Planning and Zoning Commission for a report in conformance with the requirements of Connecticut General Statute 8-24.

NOW, THEREFORE, BE IT RESOLVED, that the proposed improvements listed above are referred to the Planning and Zoning Commission in conformance with the requirements of Connecticut General Statute 8-24.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5730** adopted 11-0-0.

PUBLIC COMMUNICATIONS

There were no comments from the public.

COUNCILOR COMMUNICATIONS

There were no comments from the Council.

ADJOURNMENT

MOTION #5731 by Councilor Szewczak, seconded by Councilor Sferrazza to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5731** adopted 11-0-0, and the meeting stood adjourned at 8:03 p.m.

Respectfully submitted,

Sheila Bailey Town Clerk Clerk of the Council	Jeannette Lamontagne Secretary to the Council

ATTACHMENT A

YEAR VEHICLE/EQUIPMENT	SERIAL/VIN#	MILEAGE/HOURS	EST. VALUE
2005 Crane Carrier Front Load Refuse Truck	VIN#1CYCCL4875TO46757	127,642 miles	$10,500

Resolution #5725 Page 8

McCarthy, Debra

From:	noreply@civicplus.com
Sent:	Thursday, March 11, 2021 6:05 PM
To:	McCarthy, Debra
Subject:	Online Form Submittal: Application for Vacancy on Boards, Agencies & Commissions

External Email: Use Caution when opening attachments or clicking links.

Application for Vacancy on Boards, Agencies & Commissions

Date	3/11/2021
First and Last Name	Jeffrey Gentes
Address	37 Cottage Rd
City	Enfield
State	CT
Zip	06082
Phone Number	8609977595
Second Phone:	n/a
Email	gentes@gmail.com
Occupation	lawyer
Occupation Phone Number	860-263-0741
Party Affiliation	Democrat
Registered Voter	Yes
Name of the Board You Wish to Apply For:	Fair Rent Commission
Appointment	New Appointment
Please outline your qualifications and how you feel you would contribute to the committee or commission:	In my job as an attorney, I work with both (1) landlords who are facing foreclosure in part due to the failure of their tenants to pay rent or maintain their apt appropriately and (2) tenants who are facing discrimination or eviction from their landlords. I take pride in listening and working towards a common solution.

Have you ever served on a Board, Commission or Agency in Enfield or elsewhere?	Yes
If so, please state name of board, commission or agency and time server:	2014 Charter Revision Commission - Enfield CT
If this is a reappointment, please list the number of meetings attended during the last 12 months:	n/a
If the committee or commission which you requested has no more vacancies, would you consider appointment to another committee or commission?	Yes

Email not displaying correctly? [View it in your browser.]

TOWN OF ENFIELD

March 24, 2021

Honorable Members
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Authorizing the Town Manager to Submit a Targeted Grant Application and Enter into Agreement with the CT State Library and New Vision Systems Corporation for the Historic Documents Preservation Grant Program FY 2022

Highlights:

- The Town of Enfield is applying for a grant in the amount of $7,500
- At the onset of the COVID-19 pandemic, the Town made land record and map images available online to the public at no charge
- This was a temporary solution in response to restricted access to Town Hall
- Connecticut State Statute 7-34a dictates that the Town shall receive $1.00 per copy *in any format* of a document recorded in the Town Clerk's office
- The Town Clerk seeks to modify our existing contract with New Vision Systems Corporation to provide a permanent online Browser Application and Account payment Application thus continuing to offer online access to our land records while maintaining copy revenue
- Purchase of software is $8,650, $7,500 of which is covered by grant funds and the balance of $1,150 payable through the Document Preservation Fund

Budget Impact:

There is a favorable impact to the budget of approximately $25,000 of anticipated copy revenue offsetting the yearly maintenance fee of $1,560

Recommendation:

That the Town of Enfield Town Council approve the attached resolution of authorization.

Respectfully Submitted,

Sheila M. Bailey
Town Clerk

Attachments:

1. Resolution.

ENFIELD TOWN COUNCIL

RESOLUTION NO. ________

Resolution Authorizing the Town Manager to Submit an Application and to Enter into an Agreement with the Connecticut State Library and New Vision Systems Corporation for a Historic Documents Preservation Grant

RESOLVED, that Christopher W. Bromson, Town Manager, is empowered to execute and deliver in the name of and on behalf of this municipality an application for a Targeted Grant for FY 2022 and a contract with the Connecticut State Library and New Vision Systems Corporation for a Historic Documents Preservation Grant subject to review and approval of the Town Attorney.

Prepared by: Sheila M. Bailey, Town Clerk
Date Prepared: March 24, 2021

TOWN OF ENFIELD

April 1, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: **Resolution Authorizing the Town Manager to Sign the METRO Traffic Services Agreement**

Councilors:

Highlights:

- Enfield has been a participant in the METRO traffic services regional team since 2007.
- This agreement provides for a regional approach to crash reconstruction and traffic safety grant initiatives. Participating members will respond to other member towns to assist in DUI checkpoints, Click it or Ticket spot checks and serious or fatal crash scenes.
- The Enfield Police department values this partnership and recommends renewal of this agreement, which has no substantive changes and is renewed periodically when leadership changes occur in member municipalities.

Budget Impact:

This renewal does not have an impact to the budget.

Recommendation:

It is recommended that the Town Council adopt the attached resolution.

Respectfully Submitted,

Sgt Matthew J. Meier
Traffic Supervisor/Grant Administrator

Attachments:

1. Resolution

ENFIELD TOWN COUNCIL

RESOLUTION NO. ____________.

Resolution Authorizing the Town Manager to Sign the METRO Traffic Services Agreement

WHEREAS, The Enfield Police Department has been a member of the METRO Traffic Services team since 2007.

WHEREAS, The METRO Traffic Services team renews its regional commitment from time to time when leadership changes occur in participating municipalities or when amendments are issued. This agreement has been presented for renewal, with no substantive changes.

WHEREAS, The Enfield Police Department values this regional team, and recommends that the Town enter into this agreement.

NOW THEREFORE BE IT RESOLVED, That the Enfield Town Council authorizes the Town Manager or his designee to sign the Agreement on behalf of the Town of Enfield, subject to the review and approval of the Town Attorney.

Date Submitted: April 1, 2021
Submitted by: Sgt. Matthew J. Meier

McCarthy, Debra

From: Whitten, Lauren
Sent: Thursday, March 11, 2021 1:42 PM
To: McCarthy, Debra
Cc: Maruca, Nicole
Subject: FW: IWWA Resignation of member

Please see the letter of resignation from Marcy Taliceo on the IWWA

Laurie P. Whitten, CZEO, AICP
Director of Development Services
Town of Enfield
820 Enfield Street,
Enfield, CT 06082
860-253-6507

From: djcs3954 <djcs3954@snet.net>
Sent: Tuesday, March 9, 2021 7:50 PM
To: Whitten, Lauren <lwhitten@enfield.org>
Cc: djcs3954@snet.net; Kevin Zorda <zorda1@cox.net>; Ginny Higley <vhigley@sbcglobal.net>
Subject: FW: IWWA

External Email: Use Caution when opening attachments or clicking links.

Hi Lauren,

I received this resignation from Marcy Taliceo.

Please forward to those that need a copy.

Thanks
Donna
IWWA

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

-------- Original message --------
From: marcy06082@gmail.com
Date: 3/9/21 6:11 PM (GMT-05:00)
To: Donna Corbin Sobinski <djcs3954@snet.net>
Subject: IWWA

Good evening Donna, I want to reach out to you to let you know that I am going to step down from the committee. At this point I am dealing with a lot of medical issues with both my parents and can't commit the time for meetings

Ms. Shannon Grant
49 Yale Dr.
Enfield, CT 06082
860-997-5462
sroberto1@cox.net

March 10, 2021

Mr. Christopher Bromson
Enfield Town Manager
820 Enfield St.
Enfield, CT 06082

Re.: North Central Health District Board of Health

Dear Mr. Bromson,

I am writing to resign from my board appointment effective today, March 10, 2021. It has been my pleasure to serve as a NCDHD Board member, representing the Town of Enfield.

I am proud of the work done by the District and Board during my tenure. I have full faith and expectation that our Director, Patrice Sulik, and the Board will continue to drive the NCDHD toward fulfilling the mission of the District.

I look forward to serving and helping the residents of the Town through other means in the future.

Thank you.

Sincerely,

Shannon Grant

cc: Patrice Sulik, Director, NCDHD

(D) 6/30/23

TOWN OF ENFIELD

March 26, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: **Resolution Authorizing Town Manager to Sign Agreement with Enfield Loaves and Fishes for Installation of an Outdoor Security System**

Councilors:

Highlights:

- Enfield Loaves and Fishes recently moved to their new location at 23 North Main Street.
- Due to the COVID-19 pandemic, Enfield Loaves and Fishes has more than doubled the amount of food they are serving which has created an increase in traffic in the area.
- They are seeking financial assistance from the Town to purchase and install an outdoor security system to alleviate any potential security issues.
- The Office of Community Development received approval from the State's Department of Housing to utilize the Town's Community Development Block Grant (CDBG) Program Income funding in an amount up to $5,000 to support Enfield Loaves and Fishes.
- Program Income funds are generated thru the repayment of Town administered CDBG loan programs which meet a CDBG National Objective.

Budget Impact
There will be no budget impact.

Recommendation:
That the Town Council adopt the attached Resolution.

Respectfully Submitted,

Nelson Tereso
Deputy Director of Economic & Community Development

Attachments

1. Resolution

ENFIELD TOWN COUNCIL

RESOLUTION NO.______

Resolution Authorizing Town Manager to Sign Agreement with Enfield Loaves & Fishes, Inc. for Installation of an Outdoor Security System

WHEREAS, the Enfield Loaves & Fishes, Inc. is seeking financial assistance from the Town of Enfield to purchase and install an outdoor security system at their property located on 23 North Main Street; and

WHEREAS, the Town of Enfield intends to utilize Community Development Block Grant Program Income funding in an amount of $5,000 to support Enfield Loaves & Fishes, Inc.

NOW THEREFORE BE IT RESOLVED, that the Town Manager is authorized to sign the Agreement between the Town of Enfield and Enfield Loaves & Fishes, Inc., subject to the review and approval of the Town Attorney.

Prepared by: Nelson Tereso, Deputy Director of Economic and Community Development
Date Prepared: March 26, 2021

TOWN OF ENFIELD
OFFICE OF COMMUNITY DEVELOPMENT
HOUSING & COMMUNITY DEVELOPMENT PROGRAM

CONTRACT SUMMARY SHEET

PROGRAM:	**Thompsonville Commercial Façade Program**
PROGRAM YEAR:	**Fiscal Year 2020-2021**
APPLICANT:	**Enfield Loaves and Fishes**
CONTRACT AMOUNT:	**$5,000 (Grant)**

AGREEMENT BETWEEN TOWN OF ENFIELD
AND
ENFIELD LOAVES AND FISHES
FOR
THOMPSONVILLE COMMERCIAL FAÇADE PROGRAM

THIS AGREEMENT entered this day of April, 2021 by and between the Town of Enfield (herein called the "Grantee") and Enfield Loaves and Fishes of Enfield (herein called the "Applicant").

WHEREAS, the Grantee has applied for and received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, Public Law 93-383; and

WHEREAS, the Grantee wishes to assist the Applicant in utilizing such funds for the rehabilitation of commercial properties;

NOW, THEREFORE, it is agreed between the parties hereto that:

I. SCOPE OF SERVICE

A. Activities

1. General Administration

The Applicant shall be responsible for administering the sub-grant in a responsible manner in accordance with the terms of this contract.

2. Project Delivery

The Applicant shall be responsible for obtaining 3 estimates for the proposed façade work or materials, work must be performed by a licensed contractor as required, invoices submitted for payment shall not exceed $5,000.00 (five thousand dollars).
Applicant or his contractors must secure proper permits or approval for the proposed work, and renters or lease holder must provide written authorization from the property owner for the proposed work.

B. National Objectives

The Applicant certifies that the activities carried out with funds provided under this Agreement will meet one or more of the CDBG program's National Objectives - 1) benefit low/moderate income persons, 2) aid in the prevention or elimination of slums or blight, 3) most community development needs having a particular urgency - as defined in 24 CFR Part 570.208.

C. Levels of Accomplishment

In addition to the normal administrative services required as part of this Agreement, the Applicant agrees to provide the following levels of program services:

(The application for this project is located under Attachment #1.)

D. Staffing

Administrator of Application: **Enfield Office of Community Development**

E. Performance Monitoring

The Grantee will monitor the performance of the Applicant against goals and performance standards required herein. Substandard performance as determined by the Grantee will constitute non-compliance with this Agreement. If action to correct such substandard performance is not taken by the Applicant within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

II. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the Grantee under this contract shall not exceed **$5,000.00 (five thousand dollars)**. Draw-downs for the payment of eligible expenses shall be made against the line item budgets specified in Paragraph VII herein and in accordance with performance. Payment requisitions will be submitted, starting on April , 2021 and will include a detailed update on the project's progress and percentage of completion. All requests for payment must be received by the Town before April , 2021.

Payments may be contingent upon certification of the Applicant's financial management system in accordance with the standards specified in OMB Circular A110. Payments to be made upon completion of each activity and certification of work completed by the project manager.

III. NOTICES

Communication and details concerning this contract shall be directed to the following contract representatives:

Grantee	Applicant
Nelson Tereso	**Priscilla Brayson**
Deputy Director of Economic & Community Development	**Executive Director**
Town of Enfield	**Enfield Loaves and Fishes**
820 Enfield Street	**23 North Main Street (PO Box 544)**
Enfield, CT 06082	**Enfield, CT 06082**
860-253-6391	**860-741-0226**

IV. SPECIAL CONDITIONS

A. Procurement

For projects which require the purchase of materials, the Applicant shall be required to observe the provisions of the Town of Enfield's procurement limits. The Sub-recipient shall provide copies of all bid and, or quote proposals to the Grantee where applicable.

B. Labor Standards

The Applicant agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act, the Copeland "Anti-Kickback" Act (40 U.S.C. 278a~-278a-5; 40 USC 327 and 40 USC 278c) and all other applicable federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this contract. The Applicant shall maintain documentation which demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Grantee for review upon request.

C. Certifications

The Applicant is required to certify that, 1) the Applicant's proposal is submitted in good faith and without collusion or fraud and, 2) the Applicant has filed all State and Federal tax returns and that those taxes have been paid in accordance with State and Federal laws.

V. GENERAL CONDITIONS

A. General Compliance

The Applicant agrees to comply with Part 570, the Department of Housing and Urban Development regulations concerning Community Development Block Grants (CDBG). Applicant also agrees to comply with all other applicable Federal, State and local laws, regulations, and policies governing the funds provided under this contract. The Applicant further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. Independent Contractor

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Applicant shall at all times remain an 'independent contractor' with respect to the services to be performed under this Agreement. The Grantee shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the Applicant is an independent contractor.

C. Hold Harmless

The Applicant shall hold harmless, defend and indemnify the Grantee from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Applicant 's performance or nonperformance of the services or subject matter called for in this Agreement.

D. Workers' Compensation

The Applicant shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this contract unless the person acting as the Applicant is a Town of Enfield employee, in which case, the Town will provide coverage for workers' compensation claims.

E. Insurance & Bonding

The Applicant shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud, and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Grantee.

The Applicant shall comply with the bonding and insurance requirements of OMB Circular A-110.

F. Grantor Recognition

The Applicant shall ensure recognition of the role of the grantor agency in providing services through this contract. All activities, facilities and items utilized pursuant to this contract shall be prominently labeled as to funding source. In addition, the Applicant will include a reference to the support provided by the U.S. Department of HUD within all publications and advertisements. The Applicant will state that activities are made possible with funds made available under this contract.

G. Amendments

The Grantee or Applicant may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of both organizations, and approved by the Grantee's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Applicant from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Applicant.

H. Suspension or Termination

Either party may terminate this contract at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. Partial terminations of the Scope of Service in Paragraph I.A above may only be undertaken with the prior approval of the Grantee. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials prepared by the Applicant under this Agreement shall, at the option of the Grantee, become the property of the Grantee, and the Applicant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

The Grantee may also suspend or terminate this Agreement, in whole or in part, if the Applicant materially fails to comply with any term of this Agreement, or with any of the rules, regulations or provisions referred to herein; and the Grantee may declare the Applicant ineligible for any further participation in the Grantee's contracts, in addition to other remedies as provided by law. In the event there is probable cause to believe the Applicant is in noncompliance with any applicable rules or regulations, the Grantee may withhold up to fifteen (15) percent of said contract funds until such time as the Applicant is found to be in compliance by the Grantee, or is otherwise adjudicated to be in compliance.

VI. TIME OF PERFORMANCE

Grant funds will be available upon the time of execution of this agreement. Services of the Sub-recipient shall start on August 12, 2015 and end on October 21, 2015. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Sub-recipient remains in control of CDBG funds or other assets, including program income. Requests for final payments must be submitted to the Town of Enfield Office of Community Development before October 31, 2015.

Failure to comply with this deadline may result in the loss of grant funding to your program.

VII. BUDGET

Line Item:	Amount:
Programmatic Administration	$0
Activity Funding	$5,000.00
Other Cost	$0
TOTAL	$5,000.00

Indirect Costs

If indirect costs are charged, the Applicant will develop an indirect cost allocation plan for determining the appropriate Applicant 's share of administrative costs and shall submit such plan to the Grantee for approval, in a form specified by the Grantee. Payments for administration costs shall not exceed **0%** of total sub-grant. In addition, the Grantee may require a more detailed budget breakdown than the one contained herein, and the Applicant shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Grantee. Any amendments to this budget must be approved in writing by the Grantee and the Applicant.

[*Grantee*]

____________________________________ **Date:**_______________

Christopher W. Bromson
Town Manager
Town of Enfield

[*Applicant*]

____________________________________ **Date:**_______________

Priscilla Brayson
Executive Director
Enfield Loaves and Fishes

This is to certify that the Office of Community Development of the Town of Enfield, Connecticut has an appropriation which is adequate to cover the cost of this Contract,

____________________________________ **Date:**_________________

John Wilcox
Finance Director
Town of Enfield

ATTACHMENT # 1

THOMPSONVILLE COMMERCIAL FAÇADE APPLICATION

TOWN OF ENFIELD

April 6, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: **Resolution to adopt the proposed amendment to the Town of Enfield Tax Increment Financing Policy regarding the structure of the TIF Advisory Committee**

Highlights:

- The Enfield Town Council adopted the Town of Enfield Tax Increment Financing (TIF) Policy on June 3, 2019
- The TIF Policy requires that a 9 person TIF Advisory Committee be created by appointment from Town Council;
- The Advisory Committee includes staff members that should not be voting members
- The purpose of this committee is to review TIF applications, make recommendations to the Town Council for approval, suggest modifications to the TIF district if needed, and help maintain and monitor the TIF budget
- It is recommended that the TIF Advisory Committee be reduced to 5 appointed voting members with staff liaisons.
- The public hearing was held April 6, 2021 with no opposition.

Budget Impact:

There is no budget impact.

Recommendation:

The Director of Development Services recommends that the Town Council adopt the attached Resolution.

Respectfully Submitted,

Laurie Whitten
Director of Development Services

Attachments:

1. Resolution

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

Resolution to Adopt the Proposed Modification of the Town of Enfield Tax Increment Financing Policy Regarding the Membership of the TIF Advisory Committee

WHEREAS, the Enfield Town Council adopted the Town of Enfield Tax Increment Financing (TIF) Policy on June 3, 2019; and

WHEREAS, the TIF Policy provides for the designation of a 9 person TIF Advisory Committee; and

WHEREAS, the Town Council wishes to modify the TIF Policy as to the membership of the TIF Advisory Committee; and

WHEREAS, a public hearing was held on April 5, 2021 regarding the proposed modification of the TIF Policy.

NOW THEREFORE, BE IT RESOLVED, that the TIF Policy's provision as to the TIF Advisory Committee's membership is modified as follows: The TIF Advisory Committee shall consist of five people appointed by the Town Council and shall consist of: two members of the Town Council and one member each from the Economic Development Commission, the Conservation Commission, and the Planning & Zoning Commission. The Director of Development Services, the Director of Finance, and the Supervisor of Assessment and Revenue Collection will act as staff liaisons to the TIF Advisory Committee.

TOWN OF ENFIELD

April 5, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: **Resolution to set a Public Hearing to amend the Town of Enfield Tax Increment Financing (TIF) Midtown Master Plan relative to the Original Assessed Value (OAV) of the TIF area and associated exhibits.**

Highlights:

- The Enfield Town Council adopted the Tax Increment Financing (TIF) Midtown Master Plan on June 3, 2019;
- The TIF Master Plan was adopted with an Original Assessed Value (OAV) of $175,084,870;
- Subsequently, the OAV was reduced to $165,299,190 due to a stipulated court order reflecting the devaluation of the Enfield Square Mall;
- If the OAV were to stay the same, the captured added value to the TIF fund would be $0 for 2021, and $170,255 for 2022
- If the OAV is revised, the captured added value to the TIF fund would be $53,852 for 2021, and $337,737 for 2022
- With the revised OAV, the TIF fund will realize an increase of $221,334

Budget Impact:

There is no budget impact.

Recommendation:

The Director of Development Services recommends that the Town Council adopt the attached Resolution.

Respectfully Submitted,

Laurie Whitten
Director of Development Services

Attachments:

1. Resolution

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

Resolution to Set a Public Hearing to Modify the Midtown Enfield Tax Increment Financing Master Plan as to the Original Assessed Value of the TIF Area and Associated Exhibits

WHEREAS, the Enfield Town Council adopted the Midtown Enfield Tax Increment Financing Master Plan (Master Plan) on June 3, 2019; and

WHEREAS, the Master Plan's Original Assessed Value (OAV) as of June 3, 2019 was subsequently reduced due to stipulated court order; and

WHEREAS, the reduced OAV will afford more opportunity to collect money for the TIF from the captured added value; and

WHEREAS, the Master Plan requires a public hearing for any modifications thereto.

BE IT FURTHER RESOLVED, that the Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield Connecticut on Monday, April 15, 2021 at 6:50 P.M. to allow interested residents an opportunity to express their opinion regarding the proposed modification of the Midtown Enfield Tax Increment Financing Master Plan's Original Assessed Value.

MIDTOWN ENFIELD
TAX INCREMENT FINANCING MASTER PLAN

COALESCING EXISTING PLANS AND COMMUNITY INVOLVEMENT

ADOPTED JUNE 3, 2019

PROPOSED AMENDMENTS MARCH 2021

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I. INTRODUCTION TO THE MIDTOWN ENFIELD DISTRICT

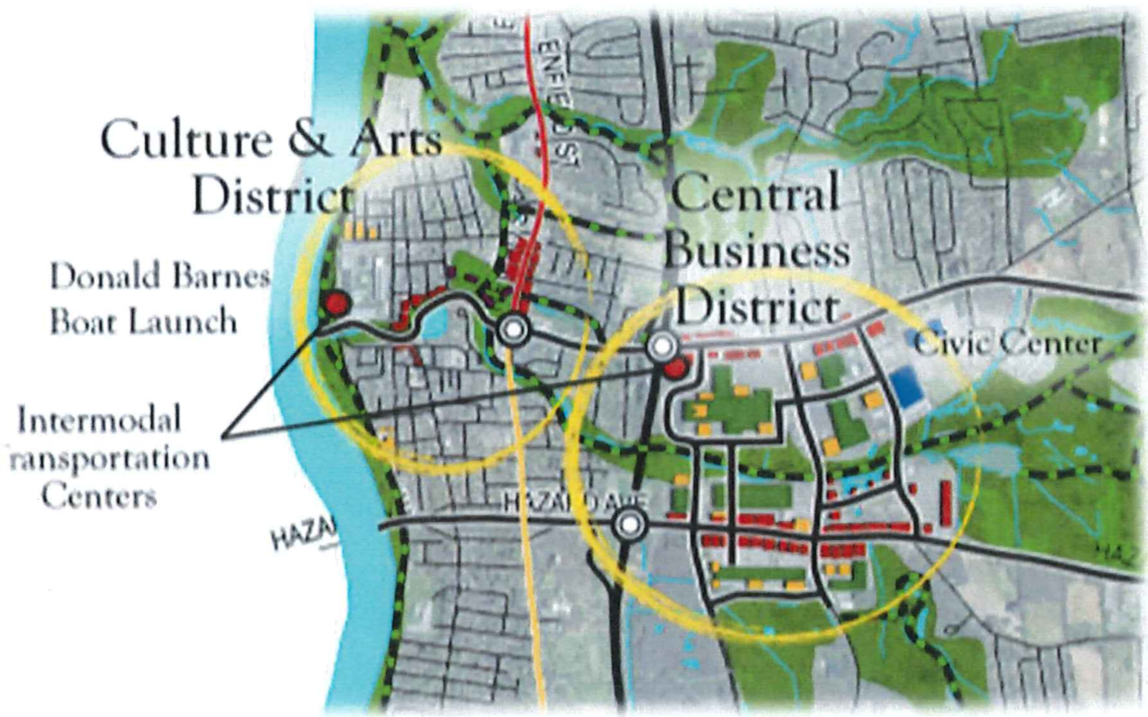
The Town of Enfield, a municipality organized under the laws of the State of Connecticut, plans to revitalize, and restore its historic downtown Thompsonville district and its aging regional retail core, heretofore referred to in this document as the "Midtown District" or "Midtown Enfield". These two areas represent the commercial and historic cores of the Town. The development of the area locally referred to as the "mall", began with the opening of the Thompsonville Bowl in the early 1960s. Separated from Thompsonville by the interstate, development of the area as a retail center coincided with the decline of Thompsonville.

The two areas share significant transportation infrastructure, specifically, Interstate 91, Elm Street (CT Route 220) and Hazard Avenue (CT Route 190). The Mall area is located within walking distance of Thompsonville Village. Freshwater Brook, bisecting the Enfield Square site from the former Enfield Mall site, is potentially a bike and pedestrian link to Thompsonville and the Connecticut River.

The residents of Enfield and its Boards and Commissions have identified the revitalization of these areas as a top priority. The progress toward revitalization to date includes multiple planning studies, including the Town of Enfield's Plan of Conservation and Development.

Broadly the objectives of this District Master Plan are to:

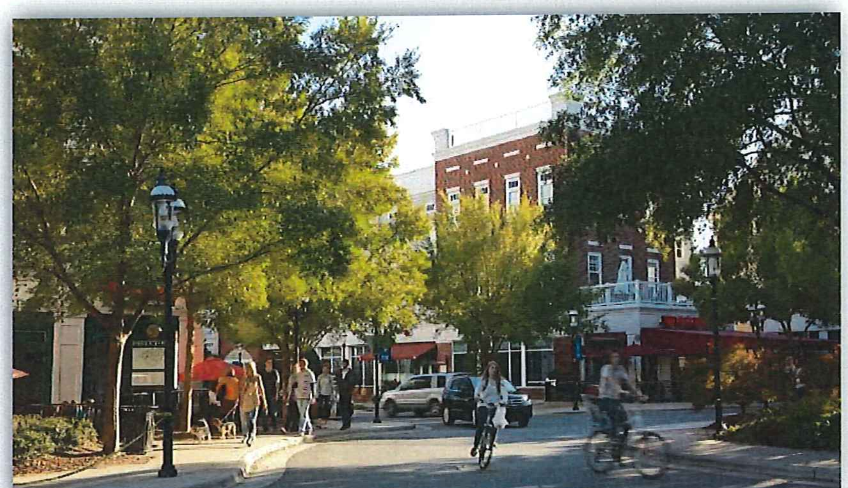
- Expand the economic vitality of the Town of Enfield;
- Provide new employment opportunities, and retain existing employment;
- Expand housing choice for seniors, singles, young professionals, and families;
- Construct or improve physical facilities and structures through the (re)development of commercial, residential, retail, mixed use, transit-oriented development and downtown development;
- Capitalize on unique assets such as Freshwater Brook, the Connecticut River, and the Hartford Line commuter rail;
- Maximize the use of existing infrastructure; and,
- Implement the goals and objectives contained within the adopted *Town of Enfield Plan of Conservation and Development*.



The Town's plan to achieve these objectives includes, but are not limited to, the following: enhancing parking and accessibility, implementing public infrastructure improvements, providing financial incentives for private investment, redeveloping property within the district, and organizing new promotional activities/events and marketing materials. Some specific goals include:

- Adopt into Town regulations the use of recognized principles of urban design, adherence to historic building placements, the preservation of historic structures and open space, allowing developers and land owners considerable flexibility in land use and site design when demonstrating they are meeting long-range objectives for economic development, fiscal efficiency, and livability;
- Require a high-level of attention to site and building design to promote attractive and functional development that is most compatible to a historic downtown setting;
- Simplify parking regulations to ease the development process;
- Provide incentives and flexible regulations to promote development of parcels;
- Provide incentives for homeownership, owner-occupied residential properties;
- Provide landscaped public spaces directly accessible from the public right-of-way, appropriate night lighting, sidewalks, and landscaped walkways through parking areas;
- Create unique and identifiable places, landmarks, and destinations for residents and visitors;
- Include design elements supporting pedestrian and vehicular accessibility; connecting the District to the surrounding neighborhoods to encourage convenient pedestrian and bicycle access;
- Promote mixed uses within single or multiple buildings including a mix of retail, office, institutional and residential uses in predominately multi-story buildings appropriate to a downtown setting;
- Encourage vertical integration of uses with suitable residential densities located above these mostly ground floor commercial space facilities to provide a critical population mass to support the district; and,
- Take maximum economic and fiscal advantage of the future Enfield Train Station with appropriate transit-oriented development amenities, land use, and densities.

Prior to the potential use of Tax Increment Financing (TIF), the citizens of Enfield and its Boards and Commissions have supported revitalization through our annual budget. The Town is also pursuing state grants for revitalization, to include but not be limited to: Responsible Growth/Transit Oriented Development, Local Transportation Capital Improvement Program (LOTCIP), and Small Cities Community Development Block Grant (CDBG). The Town also has the option for future municipal bonding. The new TIF tool will be an important additional funding source to implement needed improvements.



One outcome of Enfield's multi-year and numerous planning efforts for the area is the consensus that a focus and commitment to revitalization is urgent and overdue. With the implementation of the Midtown TIF District Master Plan, and the restoration of the Town's traditional business district, the Town envisions significant private investment in new business ventures, major redevelopment and rehabilitation of critical and historic properties, and new public infrastructure that will benefit the local community and economy. The Town foresees the fragmented and underutilized downtown area, restored to its historic vibrancy so that it again successfully attracts new businesses, visitors, and consumers, and maximizes its potential as one of Connecticut's great downtowns.

The Midtown TIF District Master Plan seeks to combat sprawl and maximize the utilization of infrastructure already in place. Full implementation of this Plan will result in private investment that will generate new tax revenue to be used for implementation and sustainment of the development strategy. This program exemplifies the community's desire to undertake planned growth and development, and authorizes project costs such as administration, public projects, development incentives, and reimbursement of any bonded indebtedness which may occur to meet the needs of the development strategy. Furthermore, the provision of jobs for area residents creates opportunity, and stimulates our local economy. Therefore, this development strategy and the goals set forth within contribute toward the advancement of the Town's goals to provide new employment opportunities, broaden the tax base, and improve our local economy.

This development strategy seeks to accomplish and contribute to the economic growth and betterment of the general health, welfare, and safety of the residents of Enfield. As such, the Town's designation of the District and creation of the Downtown development strategy Fund constitute a good and valid public purpose. Without the development strategy, the downtown area will continue to suffer from inadequate investment and a low level of business activity.

Creating a Midtown TIF permits the community to freeze present property values, and use up to 50% of the new (captured) value for downtown area related projects. By freezing the values and using the revenue for downtown-related projects, it creates a fund to offset those project costs in lieu of raising the funds through property taxes. This fund might be thought of as a forced savings account, which, due to its existence, may mitigate the tendency to delay necessary projects or improvements due to budgetary constraints.

This TIF shall provide capital reinvestment revenue for the Midtown district. Each project represents an important piece in the core development of the Midtown district and will play a significant part in maintaining the unique physical qualities of Enfield with access to retail and service activities. The investments are also meant to spur and assist with other economic development activities. Projects like the revitalization of the Enfield Square site, historic Thompsonville and Enfield railroad station area are important for the historic fiber of Midtown and the fiscal health of the Town. In other cases, such as the Elm Street and Enfield Street functional and streetscape improvements, and the Freshwater Brook Greenway, the projects are meant to address basic infrastructure needs that will serve residents and visitors alike. Improving mobility and accessibility will enhance the Midtown experience, improve pedestrian and vehicular safety, and positively impact property values.

The development fund from the TIF proceeds may be used to support economic development (project cost account), assist in the retirement of debt related to projects (sinking fund account), or be used annually toward individual projects identified below (project cost account).

Over time, the development fund use will become more refined, but will always be visited annually by the TIF Advisory Committee and Town Council as part of the annual budget approval process. Said annual review will include informal input from key committees; such as, the Economic Development Commission, Conservation Commission, Planning and Zoning Commission and citizens.

Tax increment financing is a proven method of strengthening ties between businesses, the community, and the broader regional economy. To facilitate the rebirth of the area, it is imperative that we acquire the ability to leverage initial investments occurring within Enfield as a catalyst for further investments. The Town of Enfield, in adopting this development strategy, will create a municipal Tax Increment Financing District. Tax increment revenues will be made available for several projects; some projects that are general in nature, and others that are site specific. The Town desires to capture 50% of the new incremental assessed valuations within the district. The TIF District will remain in place for a period of 20 years from adoption and will include tax increment revenues solely on real property.

The TIF District becomes effective upon adoption by the Town.

II. LIST OF THE TAX IDENTIFICATION NUMBERS FOR ALL LOTS OR PARCELS WITHIN THE TIF DISTRICT

As of October 1, 2018, the Original Assessed Value (OAV) of the taxable real property in the Midtown TIF District is **$165,299,190**. The Assessor's Certificate of Original Assessed Value is included as Exhibit B.
The OAV of all proposed and existing TIF Districts in the Town (taxable real property) may not exceed the state-established maximum of 10% of the total taxable real property in the Town as of October 1 of the year immediately preceding the establishment of the tax increment district. The Town of Enfield does not have any pre-existing TIF Districts. Therefore, the OAV of proposed and existing TIF Districts in the Town of Enfield (taxable real property) represents **6.74%** of the total taxable property in the Town as of October 1, 2018. As shown in Table 1, below, the OAV within all proposed and existing TIF Districts in the Town is below the state maximum.

Table 1: Original Asset Value (OAV) as a Percent of all Town Taxable Real Property

OAV, Proposed Midtown TIF District (Taxable Real Property)	**$165,299,190**
OAV Existing TIF Districts (Taxable Real Property)	$0
Total Proposed and Existing TIF Districts (Taxable Real Property)	**$165,299,190**
October 1, 2018 Gross Taxable Real Estate Grand List	**2,452,316,140**
Total OAV within TIF Districts as % of All Gross Taxable Real Estate Grand List	**6.74%**

Throughout the term of the District, the Increased Assessed Value (IAV) shall always be calculated based on the OAV. Decreases in the Captured Assessed Value shall not obligate the Town to make up any shortfalls in Tax Increment Revenues. All assessed real property value captured in the Midtown TIF District will be added to the general tax rolls at the end of the District's term.

A map delineating the properties in the tax increment financing district is attached as Exhibit A.

III. DESCRIPTION OF THE PRESENT CONDITION AND USES OF LAND AND BUILDINGS

The challenges and opportunities of the Thompsonville neighborhood are well documented in a series of planning studies completed for the area. (Setting the Stage for Thompsonville's Revitalization, 2001; Thompsonville Transit Center Feasibility Study Report, 2008; Thompsonville Revitalization Action Plan, 2009; The Future of Enfield, 2009; Plan of Conservation and Development, 2011; Transit Center Conceptual Design, 2011; Thompsonville Zoning Study, 2013; Enfield Commuter Rail State Plans, 2015; Economic & Fiscal Impact of the Thompsonville Transit Center, 2015; Thompsonville Economic Development Strategy, 2018; River Gateway Study, 2018). These plans outline goals, objectives, and a roadmap to implement a comprehensive revitalization of these areas.

The Town has made significant strides in enhancing the Thompsonville village over the last decade through such efforts as the new firehouse, Freshwater Pond Restoration Project, and housing rehabilitation programs.

The Future of Enfield report called for the creation of a culture and arts district:

Enfield's traditional downtown area has the potential to be revitalized and transformed into the town's Culture and Arts District. The area has many attractive buildings that can provide the space needed to expand the Town's arts and recreation programs. There is also a continuous park-like promenade along Freshwater Brook that spans the width of the area, from Enfield Street to the Connecticut River. This promenade and the numerous civic monuments and gathering places near it are the perfect foundation for an urban destination that locals and visitors can enjoy. The variety of small shops, restaurants and services dispersed through the area can be leisurely explored on foot, as can be the surrounding residential streets, which offer an eclectic collection of Greek, Gothic, Colonial, Victorian and many other architectural styles.

The village has the elements necessary for a vibrant downtown and a comprehensive approach to revitalization is needed focusing in on the sense of place, historic preservation, small business assistance, promotion of events, transit improvements, and well-maintained public spaces.

Key recommendations from the Enfield TOD Economic Development Strategy prepared by 4ward Planning for Thompsonville village; include:

- Grow awareness of the potential Thompsonville Station and High-Speed Commuter Rail
- Consider restaurants, small retail stores, entertainment, and upscale apartments/condominiums
- Promote a narrative of the "New Thompsonville"

4ward Planning determined that a financial subsidy program would need to be in place to attract developers and that modification to zoning regulations would be required to support Transit Oriented Development. The Town has updated the zoning regulations for the village and the Midtown Tax Increment Financing District will satisfy the need for financial support to developers.

A new and exciting future is also called for in the mall area to proactively address changes in the retail environment. Key findings from the Enfield TOD Economic Development Strategy prepared by 4ward Planning in regards to retail:

According to data provided by LoopNet, there is over 1.0 million square feet of retail space available within the 20-minute PMA (approximately 560,120 square feet for lease and 492,780 square feet for sale). Within the 1.5-mile radius area, there is approximately 150,360 square feet of available retail space (117,830 square feet for lease and 32,530 square feet for sale).

There is major vacant retail space in the area. Based on 2017 data provided by the Directory of Major Malls, there is over 1.2 million square feet of major retail shopping center space (complexes containing at least 100,000 square feet under roof) located the 1.5-mile radius area –equivalent to 92.6 square feet of gross leasable area (GLA) per person. The Enfield Square Mall contains 767,000 square feet of space, with only one remaining anchor store. With the rise of online shopping and shifting consumer buying habits, more retailers are closing nationally and malls like Enfield's are shrinking across the region. Also, according to the Ten-X Commercial Real Estate Auction site the current occupancy ratio for Enfield Square is 57.5% after the closures of Macy's in 2016 and Sears in 2017.

Adding mixed-use development to traditional regional retail center is a national trend. According to Larisa Ortiz Associates: *As on-line spending rises annually at a rapid clip, mall owners are eyeing their properties and trying to find ways to diversify their portfolios beyond the retail tenants who have historically paid the bills. Brookfield Property Partners, owners of one of the largest shopping center portfolios in the nation, recently announced that they plan to "future proof" over 100 regional malls by turning them into "mini-cities". This is clearly a sign of things to come.*

However, designing mixed-use retail environments is not for the faint of heart. We see developers and their public sector partners get this wrong just as frequently as they get it right. From financing to zoning to parking, thoughtful planning is necessary to make sure these projects create returns for both the developer and the communities in which they reside. And the mall-to-mixed-use trend is not going away anytime soon. In 2017, a JLL retail study found that 30.0% of malls have started the process of making mixed-use environments by adding non-retail uses, with multi-family housing being the most popular choice.

Property owners are working to develop parking acreage into amenities like fitness centers and dining to drive foot traffic and generate additional revenue from existing real estate. Multi-family housing, office and entertainment uses are increasingly a part of the mix.

Larisa Ortiz and Heather Arnold explore the role of the public sector in an article found in the Economic Development Journal / Fall 2018 / Volume 17 / Number 4:

Retail real estate is in a period of significant disruption, leaving many owners of legacy retail real estate assets struggling to find solutions that address the cash flow challenges brought on them by the loss or downsizing of many of their traditional

tenants. Many owners are now looking to alternative uses that push the envelope and embrace a mix in tenancy that requires considerable planning and in some cases, financial or institutional support from public sector partners. [T]he private and public sectors will increasingly come to rely on one another to address a host of complicated design, regulatory, and monetary hurdles that will differentiate successful projects from those that fail.
The Enfield mall area remains a robust retail center for the region with significant national retailer presence. The area has access to two exits from I-91 and is well-positioned vis-à-vis Hartford, CT and Springfield, MA.
Tax increment financing is one tool that can help the community reimagine the mall area into a mixed-use location that adds to the quality of life in the community.

IV. DESCRIPTION OF THE PUBLIC FACILITIES, IMPROVEMENTS, AND PROGRAMS TO BE ADDED OR FINANCED

Collaboration through a strong public/private partnership is essential to the revitalization of the Enfield Midtown District and to the success of this TIF policy. A key objective for the TIF policy is to encourage private capital investment through improvements in the District accomplished by dedicating "captured revenues" for municipal maintenance and improvements. The Town's expenditures act to support and enhance the investor's capital commitment by ensuring well-maintained infrastructure and esthetics for the public.

The Town approves the following list of activities as eligible and authorized project costs.
Capital Costs, including but not limited to:

- The acquisition or construction of land, improvements, infrastructure, public ways, parks, buildings, structures, railings, street furniture, signs, landscaping, plantings, benches, trash receptacles, curbs, sidewalks, turnouts, recreational facilities, structured parking integrated into mixed use buildings (not stand-alone), transportation improvements, transit equipment, pedestrian improvements and other related improvements, fixtures, and equipment for public use;
- The acquisition or construction of land, improvements, infrastructure, buildings, structures, including facades and signage, fixtures, and equipment for commercial, residential, mixed-use or retail use or transit-oriented development;
- The demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures;
- Historic preservation and restoration of buildings that are either eligible or listed on the State and/or National Register of Historic Places;
- Clean energy initiatives such as solar renewable energy, electric vehicle charging stations, etc.;
- Environmental remediation;
- Site preparation and finishing work; and
- All fees and expenses associated with the capital cost of such improvements, including, but not limited to, licensing and permitting expenses and planning, engineering, architectural, testing, legal and accounting expenses.

Financing Costs
Debt service payments, including closing costs, issuance costs, and bond retirement premiums, for indebtedness incurred for authorized project costs. (Sinking Fund)

Professional Service Costs
Procurement of engineers, architects, planners, consultants, or attorneys, as needed, to facilitate implementation of the Transit Oriented Development Plan.

Administrative Costs
Reasonable charges for the time spent by municipal employees, other agencies or third-party entities associated with the implementation of a district master plan.

Maintenance and Operation Costs
Costs of increased public services within the District that result from successful implementation of the Town's Plan of Conservation and development Goals and Objectives, including but not limited to, increased public safety/security (police, fire, emergency), increased public maintenance (plowing, mowing, trash/litter removal, installation/replacement of marketing/promotion hardware, beautification), and increased utility costs

Technical and Marketing and Promotions Costs

- Marketing and promotion of events or programs organized by the municipality, or funding the marketing of the municipality as a business location
- Establishing a permanent economic development revolving loan fund or targeted investment funds, to support municipal economic development strategies
- Providing skills development and workforce training for residents of the municipality (not to exceed 20% of the total project costs)

A. Municipal Costs, Public Facilities, and Infrastructure Activities within the District

Activities eligible within the TIF policy related to municipal costs within the district that are directly associated with infrastructure improvement, public safety, marketing, and eligible mitigation activities.

Table 1
TIF District Project Costs

Project/Program/Category	Description	Estimated Cost	Document Reference
Land Development and Acquisition	Land development and acquisition in the downtown and mall areas. Includes site preparation and relocation costs.	*$1,000,000*	
Transit Oriented Development Area Predevelopment	Planning, appraisals, environmental reports, legal	*$1,500,000*	Economic Development Strategy
Intermodal Transportation Centers – Thompsonville and CBD	Establishment of transportation centers in key locations	*$1,000,000*	Future of Enfield
Enfield Square Predevelopment Costs	Planning, appraisals. environmental reports, legal	*$1,500,000*	
Freshwater Brook Greenway	Planning and installation of new multi-purpose recreational trail	*$3,000,000*	Future of Enfield
Connecticut River Greenway	Planning and installation of new multi-purpose recreational trail	*$3,000,000*	Future of Enfield
Public Facilities	Town Hall, BOE, Surface Parking Lots	*$1,000,000*	
Structured Parking Garage	Parking garage in Thompsonville to assist with Transit Oriented Development	*$5,000,000*	Economic Development Strategy
Improvements to Town Property, Public Spaces, and Parks	For purposes related to the physical improvement of the downtown and equipment related to maintenance and upkeep.	*$500,000*	Revitalization Action Plan
Streetscape Improvements	Implementation of streetscape plans including, but not limited to, sidewalks, bike paths, bike lanes, street furniture, landscaping, etc.	*$1,000,000*	Revitalization Action Plan
Building Improvements	Establish Façade and Signage Improvements matching grant program to support private sector investment	*$500,000*	

Infrastructure Improvements	Where appropriate, construction of public water, sewer, telecommunications and power systems to leverage private sector investment and job creation	*$500,000*	
Downtown Management Program	Downtown Manager responsible for 4 Point Approach to revitalization	*$150,000 annually*	Revitalization Action Plan
Administration	Staff time for TIF administration and consultant services in support of TIF administration	$50,000	TIF Plan
Traffic Improvements	Implement traffic calming measures and improved traffic signalization.	$500,000	
Road Improvements	Improve and maintain roads and streets that form the transportation routes most directly impacted by the creation of the District. Road construction and paving improvements within the TIF District, including but not limited to engineering and design work, sidewalk and pedestrian crossing safety improvements, culvert repair, and catch basin and storm water infrastructure work	$2,500,000	Pavement Management Program
Small Business Revolving Loan Fund	A revolving loan fund program to support business growth and expansion in the town's downtown area.	$250,000	Revitalization Action Plan
Public Transit	Bus shelters and transportation amenities such as transit vehicles, bus shelters/benches, and other transit-related equipment/infrastructure	$200,000	
Economic Development Studies	Economic development studies including planning, market analysis, marketing, feasibility, and associated consulting fees.	$250,000	
Telecommunications Infrastructure	Broadband, wireless, fiber infrastructure and business Wi-Fi network.	$250,000	
Environmental Remediation	Testing and Remediation	$1,000,000	
Other Economic Development Projects and Programs	Any other projects or programs deemed important for the economic development and improvement within the district, subject to the eligibility requirements of Public Act No. 15-57	$100,000	

** Estimated costs do not include reductions for grant funding received or financing by other public entities.*

B. Municipal Costs, Public Facilities, and Infrastructure Activities outside of, but related to, the District

Activities eligible within the TIF policy related to municipal costs outside of, but related to, the district that are directly associated with infrastructure improvement and public safety. The following are specific activities eligible to receive TIF funds:

- Freshwater Brook Greenway Extension to Asnuntuck and Enfield Senior Center
- Streetscape Improvements on Elm Street Between Thompsonville and Mall Area

Project Estimated Cost

Project/Program/Category	Description	Estimated Cost	Document Reference
Freshwater Brook Greenway Extension	Design, site preparation and construction	*$1,200,000*	
Streetscape Improvements on Elm Street	Implementation of streetscape plans including, but not limited to, sidewalks, bike paths, bike lanes, street furniture, landscaping, etc.	*$250,000*	

** Estimated costs do not include reductions for grant funding received or financing by other public entities.*

V. DESCRIPTION OF THE INDUSTRIAL, COMMERCIAL, RESIDENTIAL, MIXED-USE OR RETAIL IMPROVEMENTS, OR TOD ANTICIPATED TO BE FINANCED IN WHOLE OR IN PART

Credit Enhancement Agreements (CEAs)

Credit enhancement agreements permit the "captured" property tax dollars to be channeled directly to the business doing the development. The money must be used for the project but the business is given considerable latitude in its use of these funds, unless stipulated otherwise by the municipality.

A portion of the captured tax increment may be used for a variety of private projects within the District; to include, but not be limited to Credit Enhancement Agreements (CEAs*)* for the rehabilitation or redevelopment of property, compliance with building codes, façade improvements, acquisition and demolition of privately owned property, and the provision of Revolving Loan Funds for inventory or operating capital and investments in real property.

Regardless of whether these projects are undertaken by existing property owners or future developers, all capital improvements made on private property for eligible qualified projects will be financed by each respective developer and become the sole liability of said developer. Additionally, all improvements must be done in compliance with local and state laws.

The Town of Enfield further proposes to enter into Credit Enhancement Agreements (CEAs), on a limited basis, within the structure of this District Master Plan and the Tax Increment Financing Policy set forth by the Enfield Town Council. The Town of Enfield, through a decade of planning, realizes the importance of development within Midtown Enfield, but more so the importance of development that conforms to the historical, social, and cultural characteristics of the community. CEAs provide the community a tool that is flexible and locally controlled to incentivize private development that conforms to its vision and goals.

The Town also asserts that it should assist developers that are willing to take a risk in innovative redevelopment/rehabilitation efforts within the District. As such, it makes good financial sense for the Town to collaborate with these developers for projects that provide a direct public benefit. The Town has interest in collaborating in those specific real estate development projects that offer the greatest redevelopment potential and meet the Town's goals regarding land and building uses in the Midtown Enfield District. This is accomplished by identifying specific parcels of real estate and/or specific uses within the District that the Town wishes to aid, and allocating a portion of the TIF proceeds to the project through a Credit Enhancement Agreement (CEA) with the property owner/developer.

Credit Enhancement Agreements (CEA) may be negotiated individually with property owners or developers of any properties within the District. Financial incentives provided to individual owners/developers of these respective properties may be funded solely from the incremental tax revenues generated from their private investments. Furthermore, it must be demonstrated that investment would otherwise be inhibited but for the financial incentive. Each CEA must be in accordance with the Town's Municipal Tax Increment Financing Policy at the time it is executed.

The allocation of tax increment revenues through a CEA, to be paid to owners/developers of specified property, will commence by agreement between the Town and the owner/developer and will continue for a period not to exceed 10 years or the remainder of the term of the District designation, whichever is less. CEAs must also be executed in accordance with the Town's Tax Increment Financing Policy, which dictates the maximum allowable reimbursement and term of all CEAs undertaken between the Town and a private entity.

Tax increment revenues allocated for reimbursement to the developer or business as articulated in Credit Enhancement Agreements may not exceed 100% of the incremental tax revenue from any individual parcel, and the term of the agreement shall not exceed 10 years or the number of years remaining in the life of the district, whichever is less. The Tax Increment Financing Policy of the Town of Enfield does not supersede these limits, but may provide additional restrictions or requirements deemed necessary by the Town Council.

The following is a list of specific properties that the Town is currently interested in reserving the right to consider allocating TIF revenues:

- Enfield Square
- Thompsonville Redevelopment Catalyst Sites Identified TOD Study

Targeted Use

In addition to providing financial incentives for investments in real property within the District, the Town reserves the right to provide financial incentives in the way of CEAs to property owners who locate businesses within their building. More specifically, the Town reserves the right to provide a portion of incremental tax revenues to building owners, from investments made in the updating or redeveloping of real property to lease that space to a use that the Town believes furthers the redevelopment goals of the District.

The following is a list of specific uses in the Midtown District that the Town currently is interested in reserving the right to consider allocating TIF revenues toward:

- Vertically-integrated, mixed-use redevelopment of the Enfield Square site including retail, commercial, hotel, office and residential components
- Niche retail, grocery and full-service restaurants in the historic Thompsonville area of the District
- Institutions of higher education or organizations affiliated therewith

In addition, the Town reserves the right to consider the allocation of TIF revenues for other specific uses, should it be determined that the assistance of these uses is in the best interest of the Town and this development strategy. The level of financial assistance to be provided, as well as the duration of assistance, will follow the Town's Tax Increment Financing Policy that is in effect at the time that the CEA is executed. These CEAs will not exceed the life of the TIF District.

VI. FINANCIAL PLAN

The Original Assessed Value (OAV) of the real taxable property in the District was $165,299,190 as of October 1, 2018. The Town of Enfield will capture fifty percent (50%) of the increased assessed value of the real property located with the District for the duration of the 20-year term of the District. The TIF revenues so collected will fund and/or contribute to the funding of the approved projects, including each of the projects described in Table 1.

1. Cost estimates for the public improvements and developments anticipated in the district master plan

An estimated 80% in municipal TIF revenues will be dedicated to the municipal projects enumerated in Table 1 taking place within the district.

Municipal approval of the TIF District Master Plan will not constitute a financial appropriation. Annual action through the budget process by the Town Council will be required for financial appropriation for each community investment option. Also, it is recognized that TIF revenue must be spent per the municipally approved Town of Enfield Tax Increment Financing Policy.

2. The maximum amount of indebtedness to be incurred to implement the district master plan

No bonded indebtedness is anticipated to implement the district master plan. It is presumed in most cases that public improvements will not be undertaken unless TIF revenues are available at an adequate level. However, the Town reserves the right, in those circumstances where it is imperative that public infrastructure be developed prior to a private investment, to incur debt to facilitate, in part or in whole, any of the projects outlined within the District Master Plan. This does not, however, obviate the need for a regular municipal legislative process for acquiring any financing through bonding.

3. Sources of anticipated revenues

The primary source of revenue to implement the District Master Plan is incremental revenues generated by the property tax. Other sources of revenues that may be used to fund projects and programs in Table 1 include, but are not limited to, state and federal grants.

4. A description of the terms and conditions of any agreements, including any anticipated assessment agreements, contracts or other obligations related to the district master plan

Any Credit Enhancement Agreements shall be approved under the Enfield Tax Increment Financing Policy.

5. Estimates of increased assessed values of the tax increment district

The estimates of the captured assessed values for the TIF district during the life of the District Master Plan are included in Exhibit C.

6. The portion of the increased assessed values to be applied to the district master plan as captured assessed values and resulting tax increments in each year of the plan

The original assessed value of taxable real property (land and buildings) within the district boundaries is $165,299,190 as of October 1, 2018. A certification by the municipal assessor of the Town of Enfield that the original assessed value established represents the taxable real property within the District's physical description, as delineated on the attached map, is attached as Exhibit B.

The Town of Enfield plans to capture 50% of the increased taxable assessed value. Taxes generated from the captured assessed value will be allocated to support approved municipal based costs within the district. Exhibit C is a 20 Year pro forma projecting a captured taxable assessed value at 1% growth of $7,068,223 or at 2% growth of $15,116,081 over the life of the TIF.

7. Midtown Tax Increment Financing Development Fund

The Midtown Tax Increment Financing Development Fund provides for fifty percent (50%) of the increase in assessed value of the District to be captured and designated as captured assessed value. The tax increment (or TIF revenues) will be deposited by the Town into the development strategy Fund for a period of twenty (20) years. The Development Strategy Fund is pledged to and charged with the payment of the project costs. Credit Enhancement Agreements made with private property owners will be handled separately and independently from one another, and payments to a property owner or developer for reimbursement of eligible development costs under the terms of an agreement shall be restricted to no more than 100% of the incremental tax revenue from any parcel.

The Midtown Tax Increment Financing Development Fund is established consisting of a project cost account (the "Project Cost Account") pledged to and charged with payment of project costs. A separate Project Cost Subaccount will be established for each development project in the District that is subject to this development strategy, (The "Development Strategy Subaccounts"). Development Strategy Subaccounts will also be created for each Credit Enhancement Agreement, which will be pledged to and charged with payment to the Developer under the terms of that agreement for reimbursement of eligible development costs.

In the instances of indebtedness issued by the municipality to finance or refinance project costs, a development sinking fund (the "Sinking Fund Account") that is charged with the repayment of principal, interests and costs shall be established. No bonding is anticipated at the inception of this District.

The Credit Enhancement Agreement executed between the Town and each separate Developer will make a provision for payments to the Developer from the applicable Development Strategy Subaccount. The TIF revenues disbursed pursuant to the Credit Enhancement Agreements are hereby understood and to be reflected in each CEA to be used by the developer for costs that are deemed eligible within the development strategy. The obligation of the Town under each Credit Enhancement Agreement will commence and constitute an unconditional and irrevocable commitment to the Developer. In each fiscal year, pursuant to the Credit Enhancement Agreements, the Town will make payment to the Developer(s) within sixty (60) days from which time the associated property taxes are paid in full for that year.

Credit Enhancement Agreements will specify that reimbursement will only be made to the Developer in those years where the Town's valuation for the entire District exceeds the assessed valuation of the District assigned by the Town to the District as of October 1, 2018.

VII. OPERATIONAL AND MAINTENANCE PLAN

Improvements in the TIF District within the public way will at all times be owned by the Town of Enfield, or its successors, designees, and assigns, which will be responsible for payments of all maintenance expenses on said improvements, except those State-owned public ways within the TIF District. Improvements made to private properties will be owned and maintained by each individual owner of record. During the life of the district, the Town Manager, or their designee(s), after considering the advice of the TIF Advisory Committee, will be responsible for all administrative matters concerning the implementation and operation of the district.

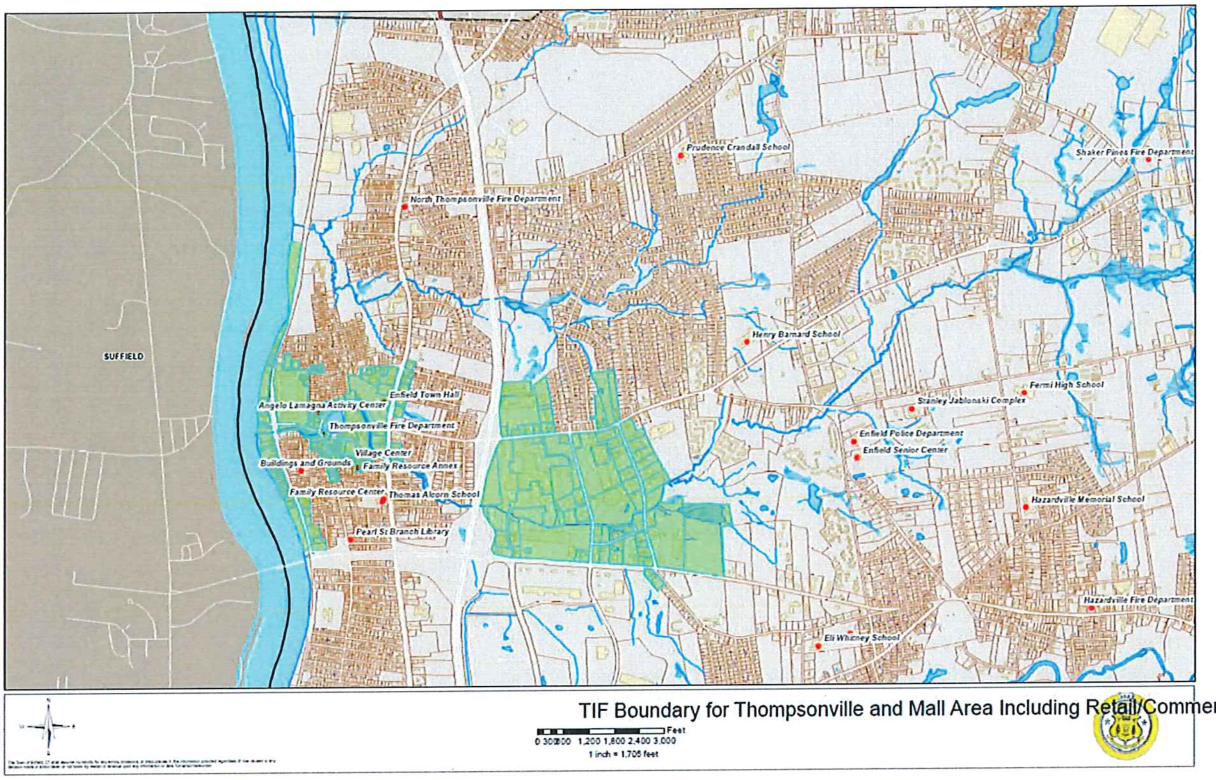
VIII. DURATION OF THE TAX INCREMENT FINANCING DISTRICT

The TIF District will remain in place for a period of 20 years from adoption. The term of the Midtown TIF district is twenty (20) years commencing on the date that the Plan is approved by the legislative body of the Town and ending 20 years from such approval date.

IX. MODIFICATIONS TO THE DISTRICT MASTER PLAN

This District Master Plan may be modified at any time by a majority of the Town Council after the Council has entertained comments and concerns at a properly advertised public hearing to be held prior to, or simultaneously with, the Council meeting at which the proposed amendment will be considered.

EXHIBIT A – DISTRICT BOUNDARY MAP and PARCEL IDENTIFICATION REVISED



The Midtown TIF District encompasses two primary areas as depicted on the above map: 1) Portions of the Thompsonville Village and vicinity and 2) Portions of the Mall area.

All Thompsonville Zoning Districts, excluding TD-2 (primarily residential, are incorporated, as well as the SSD Zone (Bigelow Commons); the Industrial (I) Zone (Kelly Fradet); properties fronting on Enfield Street including street numbers 739, 767, 781, 786, 799, 800, 809, 810, 81, 907, 917; 2 and 6 Belmont; and MBLU 007//0010 (CL&P property).

The Mall area includes properties roughly bounded by I-91 on the west, Hazard Avenue on the south, the rear property lines of properties fronting on Palomba Drive on the east, Elm Street on the north, as well as 76 Hazard Avenue, 2 Middle Road, MBLU 056//0014 Middle Road, MBLU 065//0066 Hazard Avenue, 143, 145, 147, 149 Elm Street, MBLU 057//72 Carol Street, and 89, 95, 97, 103, 109, 111, 113, 115, 115A, 115D, 117, 121 Elm Street.

Parcels in the TIF District

PARCEL #	MAP	LOT	CURRENT USE	TAXABLE REAL PROPERTY	NON TAXABLE REAL PROPERTY	TOTAL REAL PROPERTY VALUE
012800010015	007	0001	UTILITY	22,240		22,240
012800010020	007	0002	UTILITY	51,710		51,710
012800010025	007	0003	RESIDENTIAL VACANT	35,470		35,470
012800010055	007	0004	RESIDENTIAL SINGLE FAMILY	110,310		110,310
012800010060	007	0005	RESIDENTIAL TWO FAMILY	70,850		70,850
012800010065	007	0006	RESIDENTIAL TWO FAMILY	47,590		47,590
012800010070	007	0007	RESIDENTIAL SINGLE FAMILY	55,730		55,730
012800010080	007	0009	RESIDENTIAL TWO FAMILY	113,240		113,240
012800010085	007	0010	UTILITY	12,540		12,540
012800020015	007	0011	UTILITY	1,840		1,840
012800020010	007	0012	EXEMPT COMMERCIAL		102,740	102,740
015700010005	007	0021	COMMERCIAL W/ OUTBLDG	79,520		79,520
015700010010	007	0030	COMMERCIAL W/ OUTBLDG	57,740		57,740
014900010015	007	0031	APARTMENT	16,218,390		16,218,390
012700020125	008	0001	RESIDENTIAL SINGLE FAMILY	88,630		88,630
012700020120	008	0002	RESIDENTIAL SINGLE FAMILY	79,340		79,340
012700020115	008	0003	RESIDENTIAL TWO FAMILY	123,250		123,250
012700020110	008	0004	RESIDENTIAL SINGLE FAMILY	90,220		90,220
012700020105	008	0005	RESIDENTIAL TWO FAMILY	98,570		98,570
012700020100	008	0006	RESIDENTIAL VACANT	33,570		33,570
012700020095	008	0007	RESIDENTIAL SINGLE FAMILY	100,690		100,690
012700020090	008	0008	RESIDENTIAL SINGLE FAMILY	85,140		85,140
012700020085	008	0009	RESIDENTIAL SINGLE FAMILY	83,170		83,170
012700020080	008	0010	RESIDENTIAL	103,740		103,740

			SINGLE FAMILY			
012700020070	008	0011	RESIDENTIAL SINGLE FAMILY	63,660		63,660
012700020075	008	0012	RESIDENTIAL SINGLE FAMILY	97,560		97,560
012700020065	008	0013	RESIDENTIAL SINGLE FAMILY	58,900		58,900
012700020060	008	0014	RESIDENTIAL SINGLE FAMILY	131,380		131,380
012700020055	008	0015	RESIDENTIAL SINGLE FAMILY	94,060		94,060
012700020050	008	0016	RESIDENTIAL FOUR FAMILY	211,720		211,720
012700020045	008	0017	RESIDENTIAL TWO FAMILY	114,040		114,040
012700020035	008	0019	EXEMPT RESIDENTIAL		110,240	110,240
012700020030	008	0020	RESIDENTIAL SINGLE FAMILY	87,240		87,240
012700020025	008	0021	RESIDENTIAL SINGLE FAMILY	92,350		92,350
012700020020	008	0022	RESIDENTIAL SINGLE FAMILY	188,610		188,610
012700020015	008	0023	EXEMPT COMMERCIAL		108,170	108,170
012700020010	008	0024	RESIDENTIAL SINGLE FAMILY	136,140		136,140
014900020015	008	0025	RESIDENTIAL SINGLE FAMILY	89,520		89,520
014900020010	008	0026	INDUST VAC	17,350		17,350
014900010010	008	0027	UTILITY	117,950		117,950
012800010010	008	0028	UTILITY	9,280		9,280
014900020020	008	0029	EXEMPT VAC		39,800	39,800
012700020084	008	0063	RESIDENTIAL SINGLE FAMILY	141,970		141,970
012700020140	009	0001	RESIDENTIAL SINGLE FAMILY	72,960		72,960
012700020135	009	0002	RESIDENTIAL SINGLE FAMILY	81,150		81,150
012700020130	009	0003	RESIDENTIAL SINGLE FAMILY	83,070		83,070
012700020150	021	0001	INDUST VAC	2,940		2,940
012200020105	021	0017	INDUSTRIAL	128,100		128,100
012700020145	021	0018	RESIDENTIAL SINGLE FAMILY	134,980		134,980
012200020100	021	0019	COMMERCIAL	88,310		88,310
012200020095	021	0020	EXEMPT VAC W/OUTBLDG		37,920	37,920

012200020090	021	0021	INDUSTRIAL	250,090		250,090
012600010045	024	0043	EXEMPT VAC		3,190	3,190
011600020010	024	0046	EXEMPT COMM VAC		41,750	41,750
014900020040	024	0047	COMMERCIAL	65,100		65,100
014900020035	024	0048	EXEMPT COMM VAC		2,210	2,210
014900020030	024	0049	COMMERCIAL	55,500		55,500
014900020025	024	0050	EXEMPT VAC		28,610	28,610
015400020025	024	0051	EXEMPT VAC		24,150	24,150
015400020020	024	0052	RESIDENTIAL THREE FAMILY	144,950		144,950
015400020015	024	0053	RESIDENTIAL TWO FAMILY	127,010		127,010
015400020010	024	0054	COMMERCIAL VACANT	13,390		13,390
015400020005	024	0058	COMMERCIAL W/ OUTBLDG	13,540		13,540
014800010005	024	0059	COMMERCIAL	238,740		238,740
014800010010	024	0060	EXEMPT COMMERCIAL		183,240	183,240
015300010010	024	0062	EXEMPT COMMERCIAL		956,440	956,440
011600010010	024	0065	COMMERCIAL	183,790		183,790
011600010015	024	0066	COMMERCIAL	166,260		166,260
011600020020	024	0069	COMMERCIAL W/ OUTBLDG	14,600		14,600
013700010035	024	0073	COMMERCIAL	38,720		38,720
013700010030	024	0074	COMMERCIAL	66,110		66,110
014700020005	024	0077	RESIDENTIAL SINGLE FAMILY	79,180		79,180
011600010020	024	0078	COMMERCIAL	248,930		248,930
011600010025	024	0079	COMMERCIAL	128,590		128,590
011600010030	024	0080	COMMERCIAL	88,510		88,510
011600010035	024	0081	COMMERCIAL VACANT	20,290		20,290
013700010025	024	0082	COMMERCIAL	120,120		120,120
011600020035	024	0083	COMMERCIAL VACANT	41,430		41,430
011600020030	024	0084	COMMERCIAL	168,440		168,440
015300010008	024	0085	EXEMPT VAC		30,400	30,400
012200010015	024	0097	COMMERCIAL VACANT	29,090		29,090
012200010020	024	0098	RESIDENTIAL THREE FAMILY	150,850		150,850
013700010010	024	0099	COMMERCIAL	151,350		151,350

012100010005	024	0100	RESIDENTIAL VAC W/OUTBLDG	23,700		23,700
011600020050	024	0101	EXEMPT COMMERCIAL		486,760	486,760
011600020040	024	0102	EXEMPT VAC		27,700	27,700
013700020020	024	0103	COMMERCIAL	87,190		87,190
013700020030	024	0104	RESIDENTIAL SINGLE FAMILY	186,840		186,840
013700020025	024	0105	EXEMPT COMMERCIAL		1,913,600	1,913,600
011600010050	024	0106	COMMERCIAL	131,300		131,300
011600010055	024	0107	RESIDENTIAL TWO FAMILY	107,920		107,920
011600010060	024	0108	RESIDENTIAL TWO FAMILY	65,100		65,100
011600010065	024	0109	COMMERCIAL	175,020		175,020
011600010070	024	0110	APARTMENT	163,390		163,390
011600020065	024	0116	COMMERCIAL	124,320		124,320
011600020060	024	0117	COMMERCIAL	231,110		231,110
011600020055	024	0118	COMMERCIAL VACANT	15,340		15,340
011900020045	024	0133	RESIDENTIAL TWO FAMILY	106,040		106,040
014800020015	024	0160	EXEMPT VAC		56,550	56,550
014900020055	024	0161	EXEMPT COMM VAC		16,680	16,680
013700010040	025	0001	COMMERCIAL	136,460		136,460
014700020020	025	0004	RESIDENTIAL TWO FAMILY	110,290		110,290
014700020015	025	0005	RESIDENTIAL SINGLE FAMILY	79,110		79,110
013700010045	025	0006	COMMERCIAL	470,420		470,420
014700010025	025	0007	EXEMPT COMM VAC		39,870	39,870
014700010030	025	0008	EXEMPT COMMERCIAL		1,263,460	1,263,460
014200010005	025	0049	RESIDENTIAL TWO FAMILY	111,860		111,860
013700020095	025	0069	COMMERCIAL	65,710		65,710
013700020090	025	0070	RESIDENTIAL TWO FAMILY	112,410		112,410
013700020085	025	0071	RESIDENTIAL FOUR FAMILY	134,710		134,710
013700020080	025	0072	RESIDENTIAL SINGLE FAMILY	79,780		79,780
013700020075	025	0073	RESIDENTIAL SINGLE FAMILY	77,360		77,360

013700020070	025	0074	RESIDENTIAL SINGLE FAMILY	101,760		101,760
013700020065	025	0075	EXEMPT COMMERCIAL		435,950	435,950
013700020060	025	0076	RESIDENTIAL THREE FAMILY	127,810		127,810
013700020055	025	0131	EXEMPT COMMERCIAL		373,740	373,740
013700020050	025	0132	COMMERCIAL	108,900		108,900
013700010080	025	0133	APARTMENT	2,363,710		2,363,710
013900020005	025	0136	EXEMPT VAC		28,400	28,400
013700020045	025	0137	RESIDENTIAL TWO FAMILY	77,740		77,740
013700020040	025	0138	COMMERCIAL	17,280		17,280
013700020035	025	0139	RESIDENTIAL TWO FAMILY	106,990		106,990
013700020072	025	0145	RESIDENTIAL TWO FAMILY	112,280		112,280
000700020440	026	0012	COMMERCIAL	445,740		445,740
000700020435	026	0013	COMMERCIAL	569,520		569,520
000700020430	026	0014	COMMERCIAL	455,570		455,570
000700010390	026	0077	COMMERCIAL	296,100		296,100
000700010395	026	0078	COMMERCIAL	392,020		392,020
000700010400	026	0079	COMMERCIAL	341,770		341,770
015400010025	027	0001	APARTMENT	191,220		191,220
015400010030	027	0002	APARTMENT	260,370		260,370
016300010005	027	0059	RESIDENTIAL SINGLE FAMILY	150,990		150,990
016300010010	027	0060	RESIDENTIAL TWO FAMILY	98,270		98,270
016300020005	027	0099	COMMERCIAL	228,030		228,030
015300020060	027	0100	RESIDENTIAL TWO FAMILY	103,280		103,280
014800010035	027	0115	EXEMPT COMMERCIAL		336,990	336,990
014800010030	027	0116	COMMERCIAL	79,500		79,500
014800010025	027	0119	COMMERCIAL	82,970		82,970
015200010010	027	0120	RESIDENTIAL SINGLE FAMILY	95,360		95,360
014800010020	027	0134	COMMERCIAL	182,990		182,990
015300010015	027	0135	EXEMPT VAC		28,670	28,670
015300010070	027	0145	EXEMPT COMMERCIAL		101,410	101,410
015300010075	027	0146	EXEMPT VAC W/OUTBLDG		17,660	17,660
015400020100	027	0148	EXEMPT VAC W/OUTBLDG		18,380	18,380

015400020090	027	0149	EXEMPT VAC W/OUTBLDG		30,830	30,830
015400020040	027	0163	APARTMENT	243,680		243,680
015400020030	027	0164	APARTMENT	140,460		140,460
015400020035	027	0165	RESIDENTIAL TWO FAMILY	96,540		96,540
016300020080	028	0017	COMMERCIAL	1,019,600		1,019,600
016300020065	028	0080	COMMERCIAL	150,630		150,630
014800010040	028	0100	EXEMPT COMM VAC		33,330	33,330
014800010055	028	0113	EXEMPT COMMERCIAL		2,537,830	2,537,830
000700020380	029	0001	COMMERICAL	189,050		189,050
000700020375	029	0002	COMMERCIAL	735,380		735,380
000700020370	029	0003	COMMERCIAL	1,129,330		1,129,330
016300020090	029	0005	RESIDENTIAL SINGLE FAMILY	97,560		97,560
016300020085	029	0006	RESIDENTIAL SINGLE FAMILY	111,600		111,600
000700010360	029	0021	COMMERCIAL	460,050		460,050
000700010320	029	0039	COMMERCIAL	279,770		279,770
021800020010	029	0051	RESIDENTIAL SINGLE FAMILY	110,890		110,890
021800020005	029	0052	RESIDENTIAL TWO FAMILY	140,770		140,770
000700010330	029	0053	COMMERCIAL	280,410		280,410
000700010345	029	0056	COMMERCIAL VAC W/OUT	110,360		110,360
000700010350	029	0072	COMMERCIAL	724,210		724,210
000700010331	029	0077	RESIDENTIAL SINGLE FAMILY	88,680		88,680
000600020139	042	0029	COMMERCIAL VACANT	353,870		353,870
000600010100	043	0001	COMMERCIAL	10,520,280		10,520,280
000600010105	043	0002	COMMERCIAL	728,060		728,060
000600010125	043	0004	COMMERCIAL	615,230		615,230
000600010143	043	0005	COMMERCIAL	617,680		617,680
000600010152	043	0006	COMMERCIAL	332,840		332,840
000600010140	043	0007	COMMERCIAL	590,710		590,710
000600010150	043	0008	COMMERCIAL	552,590		552,590
000600010151	043	0009	COMMERCIAL	1,555,370		1,555,370
000600020142	043	0016	COMMERCIAL	9,667,020		9,667,020
000600020140	043	0017	COMMERCIAL	3,325,000		3,325,000
000600010097	043	0018	COMMERCIAL	551,090		551,090
000600010153	043	0019	COMMERCIAL	3,597,410		3,597,410
000600010154	043	0022	COMMERCIAL	411,220		411,220
000600010144	043	0023	INDUSTRIAL	2,029,480		2,029,480

001000010010	045	0001	COMMERCIAL	349,910		349,910
001000010011	045	0002	COMMERCIAL	2,259,460		2,259,460
001000010012	045	0006	COMMERCIAL	161,810		161,810
001000010015	045	0008	COMMERCIAL	21,928,960		21,928,960
001000010003	045	0011	COMMERCIAL VACANT	3,460		3,460
000600020144	045	0075	COMMERCIAL	1,070,410		1,070,410
001000010016	045	0076	COMMERCIAL	841,560		841,560
001000010025	056	0001	COMMERCIAL	1,203,180		1,203,180
001000010020	056	0002	COMMERCIAL	952,180		952,180
090500020060	056	0004	COMMERCIAL	1,793,690		1,793,690
001000010040	056	0005	COMMERCIAL	950,480		950,480
001000010045	056	0006	COMMERCIAL	799,450		799,450
063200010040	056	0007	COMMERCIAL	10,968,540		10,968,540
001500020015	056	0014	RESIDENTIAL VACANT	7,350		7,350
001500020010	056	0015	COMMERCIAL	332,350		332,350
001000020090	056	0016	COMMERCIAL	403,390		403,390
063200020025	056	0017	COMMERCIAL	349,190		349,190
063200020013	056	0018	COMMERCIAL CONDO	32,890		32,890
063200020014	056	0018	COMMERCIAL CONDO	28,240		28,240
063200020016	056	0018	COMMERCIAL CONDO	78,930		78,930
063200020017	056	0018	COMMERCIAL CONDO	78,420		78,420
063200020018	056	0018	COMMERCIAL CONDO	31,830		31,830
063200020023	056	0018	COMMERCIAL CONDO	95,070		95,070
063200020027	056	0025	COMMERCIAL	575,290		575,290
001000010043	056	0027	COMMERCIAL	1,616,540		1,616,540
001000010035	056	0028	COMMERCIAL	2,261,800		2,261,800
063400020010	056	0029	COMMERCIAL	585,340		585,340
090500020050	056	0030	COMMERCIAL	1,573,550		1,573,550
063400010005	056	0031	COMMERCIAL VACANT	159,230		159,230
063400010010	056	0032	COMMERCIAL	458,700		458,700
063400010015	056	0033	COMMERCIAL	198,740		198,740
063400010020	056	0034	COMMERCIAL VACANT	5,660		5,660
063200010030	056	0035	EXEMPT COMM VAC		30,290	30,290
001000010044	056	0036	COMMERCIAL	647,480		647,480
063200020030	056	0038	COMMERCIAL	386,090		386,090
063200010035	056	0041	COMMERCIAL	1,319,400		1,319,400

000600010215	057	0114	RESIDENTIAL SINGLE FAMILY	1,769,750		1,769,750
063200010003	057	0320	COMMERCIAL	1,698,450		1,698,450
063200010015	057	0321	EXEMPT COMMERCIAL		2,405,150	2,405,150
000600020148	057	0323	COMMERICAL	907,570		907,570
000600020146	057	0325	COMMERCIAL	2,535,950		2,535,950
000600020180	057	0326	COMMERCIAL	1,491,390		1,491,390
000600020165	057	0329	COMMERCIAL	9,794,830		9,794,830
000600020165	057	0329	COMMERCIAL	398,600		398,600
063200010010	057	0333	COMMERCIAL	741,990		741,990
063200020003	057	0334	COMMERCIAL	1,141,100		1,141,100
063200020005	057	0335	COMMERCIAL	2,351,520		2,351,520
063200020010	057	0336	COMMERCIAL	951,300		951,300
063200020015	057	0337	COMMERCIAL	909,200		909,200
063200010013	057	0341	COMMERCIAL	660,080		660,080
063200010025	057	0343	COMMERCIAL	1,318,240		1,318,240
000600020164	057	0344	COMMERCIAL	884,080		884,080
000600020167	057	0346	COMMERCIAL	9,271,090		9,271,090
001000010070	065	0066	FARM LAND	11,800		11,800
015500020005	27	0162	EXEMPT VAC		31,370	31,370
				$165,299,190	**$11,883,480**	**$177,182,670**

2018 GRAND LIST – REVISED

EXHIBIT B

Assessor's Certificate of Original Assessed Value

ASSESSOR'S CERTIFICATE TAX INCREMENT FINANCE DISTRICT
CGS 7-339ee (b) AND CGS 7-339gg (b)

In accordance with Sections 7-339ee (B) and 7-339gg of the Connecticut General Statutes, I hereby certify that the assessed value of all taxable real property located in the Midtown Enfield TIF District, as expected to be established by a vote of the Town Council on June 3, 2019 does not exceed then percent (10%) of the total on the Grand List of October 1, 2018.

The assessed value of all taxable real property located in the Midtown Enfield TIF as of the Grand List of October 1, 2018 equals 165,299,190 which is equal to 6.7% of the total assessed value of all real taxable property as of the Grand List of October 1, 2018.

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Della J. Froment, CMA, CCMC
Assessor
Supervisor of Assessment & Revenue Collection
Town of Enfield

Subscribed and sworn to before me by Della J. Froment this 18th day of March 2019.

____

Sheila Bailey, Town Clerk
Town of Enfield

Exhibit C REVISED
Estimate of Captured Assessed Value (CAV) and Incremental Tax Revenue

Tax Increment Financing Assessment Increase Scenarios - Midtown Enfield TIF District						
	1% Scenario			2% Scenario		
TIF Year	Assessed Value	Change	Cumulative Value Added	Assessed Value	Change	Cumulative Value Added
Pre-TIF*	$165,299,190			$165,299,190		
1	$166,952,182	$1,652,992	$1,652,992	$168,605,174	$3,305,984	$3,305,984
2	$168,621,704	$1,669,522	$3,322,514	$171,977,277	$3,372,103	$6,678,087
3	$170,307,921	$1,686,217	$5,008,731	$175,416,823	$3,439,546	$10,117,633
4	$172,011,000	$1,703,079	$6,711,810	$178,925,159	$3,508,336	$13,625,969
5	$173,731,110	$1,720,110	$8,431,920	$182,503,662	$3,578,503	$17,204,472
6	$175,468,421	$1,737,311	$10,169,231	$186,153,736	$3,650,073	$20,854,546
7	$177,223,105	$1,754,684	$11,923,915	$189,876,810	$3,723,075	$24,577,620
8	$178,995,336	$1,772,231	$13,696,146	$193,674,347	$3,797,536	$28,375,157
9	$180,785,290	$1,789,953	$15,486,100	$197,547,834	$3,873,487	$32,248,644
10	$182,593,143	$1,807,853	$17,293,953	$201,498,790	$3,950,957	$36,199,600
11	$184,419,074	$1,825,931	$19,119,884	$205,528,766	$4,029,976	$40,229,576
12	$186,263,265	$1,844,191	$20,964,075	$209,639,341	$4,110,575	$44,340,151
13	$188,125,897	$1,862,633	$22,826,707	$213,832,128	$4,192,787	$48,532,938
14	$190,007,156	$1,881,259	$24,707,966	$218,108,771	$4,276,643	$52,809,581
15	$191,907,228	$1,900,072	$26,608,038	$222,470,946	$4,362,175	$57,171,756
16	$193,826,300	$1,919,072	$28,527,110	$226,920,365	$4,449,419	$61,621,175
17	$195,764,563	$1,938,263	$30,465,373	$231,458,772	$4,538,407	$66,159,582
18	$197,722,209	$1,957,646	$32,423,019	$236,087,948	$4,629,175	$70,788,758
19	$199,699,431	$1,977,222	$34,400,241	$240,809,707	$4,721,759	$75,510,517
20	$201,696,425	$1,996,994	$36,397,235	$245,625,901	$4,816,194	$80,326,711
20-year Total		**$36,397,235**			**$80,326,711**	
*OAV as of October 1, 2018 Grand List						
Assumptions:						
20 year TIF Term						
1% and 2% annual increase projections are for planning purposes						

Tax Increment Financing Revenue Scenarios - Midtown Enfield Downtown TIF District					
	1% Scenario			2% Scenario	
TIF Year	Mill Rate	Cumulative Value Added	Incremental Tax Revenue for TIF Purposes (50% Capture)	Cumulative Value Added	Incremental Tax Revenue for TIF Purposes (50% Capture)
Pre-TIF*	33.40				
1	33.72	$1,652,992	$27,869	$3,305,984	$55,739
2	34.05	$3,322,514	$56,566	$6,678,087	$113,694
3	34.38	$5,008,731	$86,100	$10,117,633	$173,922
4	34.71	$6,711,810	$116,483	$13,625,969	$236,479
5	35.05	$8,431,920	$147,769	$17,204,472	$301,508
6	35.39	$10,169,231	$179,945	$20,854,546	$369,021
7	35.73	$11,923,915	$213,021	$24,577,620	$439,079
8	36.08	$13,696,146	$247,078	$28,375,157	$511,888
9	36.43	$15,486,100	$282,079	$32,248,644	$587,409
10	36.78	$17,293,953	$318,036	$36,199,600	$665,711
11	37.14	$19,119,884	$355,056	$40,229,576	$747,063
12	37.50	$20,964,075	$393,076	$44,340,151	$831,378
13	37.87	$22,826,707	$432,224	$48,532,938	$918,971
14	38.23	$24,707,966	$472,293	$52,809,581	$1,009,455
15	38.60	$26,608,038	$513,535	$57,171,756	$1,103,415
16	38.98	$28,527,110	$555,993	$61,621,175	$1,200,997
17	39.36	$30,465,373	$599,559	$66,159,582	$1,302,021
18	39.74	$32,423,019	$644,245	$70,788,758	$1,406,573
19	40.12	$34,400,241	$690,069	$75,510,517	$1,514,741
20	40.51	$36,397,235	$737,226	$80,326,711	$1,627,018
20-year Total			**$7,068,223**		**$15,116,081**
*Fiscal Year 2018-2019 mill rate					
Assumptions:					
20 year TIF term					
.97% mill rate escalator based on recent annual mil rate increases					

Exhibit D – Written Advisory Opinion of the Planning Commission

TO: Mayor Michael Ludwick and Members of the Town Council

CC: Christopher Bromson, Town Manager

FROM: Laurie Whitten, AICP, Director of Development Services

DATE: June 3,2019

RE: Review of Midtown Enfield TIF District Master Plan

The Planning and Zoning Commission discussed the proposed TIF District Plan for Midtown Enfield at their regular meeting held on March 14, 2019. The Commission found the Midtown Enfield TIF will further the community and economic development goals in the Town's 2011 Plan of Conservation and Development.

The Commission recommends that the Town Council approve the Midtown Enfield TIF District and District Master Plan

Exhibit E – Public Hearing Notice

Legal Notice
Town of Enfield

The Enfield Town Council will hold a public hearing on the "Midtown Enfield Tax Increment Financing District and District Master Plan", March 18, 2019 at 6:40 p.m. in the Council Chambers, Town Hall, 820 Enfield Street, Enfield, Connecticut to review and discuss the following:

Authorizing Creation of the Midtown Enfield Tax Increment Financing District and Adopting the Midtown Enfield Tax Increment Financing District Master Plan for the District.

The proposed Midtown Enfield Tax Increment Financing District encompasses two primary areas 1) Portions of the Thompsonville Village and vicinity and 2) Portions of the Mall area.

All Thompsonville Zoning Districts, excluding TD-2 (primarily residential, are incorporated, as well as the SDD Zone (Bigelow Commons); the Industrial (I) Zone (Kelly Fradet); properties fronting on Enfield Street including street numbers 739, 767, 781, 786, 799, 800, 809, 810, 841, 907, 917, 935; 2 and 6 Belmont; and MBLU 007//0010 (CL&P property).

The Mall area includes properties roughly bounded by I-91 on the west, Hazard Avenue on the south to the rear property lines of properties fronting on Palomba Drive on the east, Elm Street on the north, as well as 76 Hazard Avenue, 2 Middle Road, MBLU 056//0014 Middle Road, MBLU 065//0066 Hazard Avenue, 143, 145, 147, 149 Elm Street, MBLU 057//72 Carol Street, and 89, 95, 97, 109, 111, 113, 115, 115A, 115D, 117, 121 Elm Street.

All as more specifically depicted in the proposed Midtown Enfield Tax Increment Financing District Master Plan.

At the public hearing interested persons may be heard and written communications may be received. The Midtown Enfield Tax Increment Financing District Master Plan is available for public inspection during normal business hours in the Office of the Town Clerk, at the Enfield Public Library and on the Town's website.

Exhibit F – Public Hearing Minutes

ENFIELD TOWN COUNCIL
MINUTES OF A PUBLIC HEARING
MONDAY, MARCH 18, 2019

A Public Hearing was called to order by Chairman Ludwick in the Council Chambers of the Enfield Town Hall, 820 Enfield Street, Enfield, Connecticut on Monday, March 18, 2019 at 6:51 p.m.

Present were Councilors Bosco, Cekala, Cressotti, Davis, Deni, Kiner, Ludwick, Muller, Sferrazza, Szewczak, and Unghire. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Clerk, Suzanne Olechnicki; Town Attorney, Maria Elsden; Director of Development Services, Laurie Whitten

Chairman Ludwick read the notice of Public Hearing, which was published in the Hartford Courant on Friday, March 8, 2019.

TOWN OF ENFIELD
LEGAL NOTICE
PUBLIC HEARING

The Enfield Town Council will hold a public hearing on the "Midtown Enfield Tax Increment Financing District and District Master Plan", March 18, 2019 at 6:50 p.m. in the Council Chambers, Town Hall, 820 Enfield Street, Enfield, Connecticut to review and discuss the following:

Authorizing Creation of the Midtown Enfield Tax Increment Financing District and Adopting the Midtown Enfield Tax Increment Financing District Master Plan for the District.

At the public hearing interested persons may be heard and written communications may be received. The Midtown Enfield Tax Increment Financing District Master Plan is available for public inspection during normal business hours in the Office of the Town Clerk, at the Enfield Public Library and on the Town's website.

Chairman Ludwick then announced the ground rules for the Public Hearing.

Present for this item was Patrick McMahon from the Connecticut Main Street Center and Laurie Whitten, Director of Development Services.

Mr. McMahon stated Tax Increment Financing (TIF) is an economic development tool for reinvestment in specific areas of the community, and it is not a new tax. He explained they are essentially designating a portion of future tax revenue to be designated back into a community.

He stated they are recommending this Mid-Town TIF be for a period of 20 years and that 50% of the future tax revenue that's generated from the district be reinvested in the district. He noted the other 50% would go into the General Fund. He stated the separate account can be used for public infrastructure improvements, roadways, sidewalks, streetscaping, improvements to parks or community facilities, etc. He noted that fund would be utilized to improve the underlying area so it encourages additional development.

Mr. McMahon referred to the mall area and noted this encompasses the highway to Palomba Drive, from Hazard Avenue on the south to Elm Street on the north, including the Kohl's complex. As concerns the Thompsonville area, he noted this would encompass all the commercial properties and residential areas haven't been included. He noted this includes mixed use development around the transit facility and along the river.

He stated they worked with the Tax Assessor, the Finance Director, and the Development Director to determine what the boundaries of this district would be.

Mr. McMahon stated according to State statute, up to only 10% of the total real estate value of the property can be incorporated into a district. He noted the proposed district represents about 7% of the taxable property in the community. He stated this means there's still the possibility of creating TIF districts in other areas of the community.

He stated there is the possibility of giving incentives to developers, and this is called a Credit Enhancement Agreement. He noted there would be an entire process by which any developer would make this request to the community. He stated there would be criteria established by the Town going forward as to what's the level of investment they need to make and how much the Town would be willing to rebate taxes back to them. He noted a developer would have to demonstrate why it's important to get that financing. He stated this would not be an automatic giveaway, but rather a process to fill a gap in needed revenue for a particular project that the Town deems worthy and something the Town would like in the community.

Mr. McMahon stated a TIF Advisory Committee is also recommended. He noted this committee would have representatives of the Council, Planning & Zoning, Conservation Commission, the Director of Development Services, the Assessor, the Director of Finance and the Town Attorney. He noted they would make recommendations to the Council on all matters related to TIF. He stated they built in protections for the community so that this is ultimately a very good tool for the Town.

Chairman Ludwick invited comments from the public.

Mary Ann Turner, 7 Meadow Road

Stated she is a member of the Economic Development Committee, and she believes this is a perfect idea for Enfield. She noted Windsor Locks had a newspaper article where they talked about the TIF they implemented, and they are meeting to discuss how they will use the $183,000 that's in their TIF account. She noted the fact that Windsor Locks already has some increase shows how important it is for Enfield to take advantage of this opportunity.

Ms. Turner noted the Economic Development Committee may come back soon with another TIF idea in another part of town. She stated she is very excited about this opportunity.

Mr. Bromson stated Representative Arnone sent him information about how much has already been generated in Windsor Locks, and he sent that information to the Town Council. He pointed out Windsor Locks actually generated double that figure, but they had provided a tax enhancement and the balance remaining was still about $180,000.

Kelly Hemmeler, 10 Hartford Avenue

Voiced her support of TIF. She noted this looks like one of the puzzle pieces that Enfield needs to revitalize Thompsonville and the mall areas.

Marie Pyznar, 25 Roy Street

Stated she's a member of the Economic Development Committee. She stated her belief TIF can work and can help develop the Thompsonville area as well as other areas of Enfield. She stated her hope the Council will support this.

As no others wished to speak, Chairman Ludwick closed the public hearing at 7:00 p.m.

Exhibit G – Town Council Resolution

AUTHORIZING CREATION OF THE MIDTOWN ENFIELD TAX INCREMENT FINANCING DISTRICT AND ADOPTING THE MIDTOWN ENFIELD TAX INCREMENT FINANCING DISTRICT MASTER PLAN FOR THE DISTRICT

WHEREAS, Chapter 105b of the Connecticut General Statures authorizes municipalities in Connecticut to create tax increment financing ("TIF") districts for the purpose of incentivizing economic development and infrastructure, and supporting employment, housing, economic growth and other projects; and

WHEREAS, the proposed district, to be known as the Midtown Enfield Tax Increment Financing District (the "District"), will be created pursuant to the Act and the Midtown Enfield Tax Increment Financing District Master Plan attached hereto as Exhibit A (the "District Master Plan"), which details the creation, structure, development, financing, operation and maintenance of the District; and

WHEREAS, pursuant to the District Master Plan, the Town of Enfield (the "Town") will capture fifty percent (50%) of the future increased assessed property values within the District for an anticipated term of 20 years and utilize up to one hundred percent (100%) of the real property tax revenues generated from such increased property values, along with private funds, to fund infrastructure improvements, economic development programs, traffic and road improvements, streetscaping, branding and administrative costs; and

WHEREAS, the Town is in need of economic development and infrastructure improvements in the Midtown Enfield area; and

WHEREAS, there is a need to provide continuing employment opportunities for the citizens of Enfield and the surrounding region; to improve and broaden the tax base in the Town; and to improve the economy of the Town and the State of Connecticut; and

WHEREAS, a portion of the real property within the proposed District (i) is in a substandard, insanitary, deteriorated, deteriorating or blighted area; (ii) is in need of rehabilitation, redevelopment or conservation work; or (iii) is suitable for industrial, commercial, residential, mixed-use or retail uses, downtown development or transit-oriented development; and

WHEREAS, as shown in Exhibit B of the District Master Plan, the original assessed value of the taxable property within the District does not exceed ten percent (10%) of the total value of taxable property within the Town as of October 1, 2018; and

WHEREAS, the creation of the District will help to provide continued employment for the citizens of the Town and the surrounding region; to improve and broaden the tax base in the Town; and to contribute to the economic growth and well-being of the Town and the State of Connecticut; and

WHEREAS, the establishment of the District would not be in conflict with the Town's Charter; and

WHEREAS, the District Master Plan was transmitted to, and a study of the District Master Plan and a written advisory opinion as required by the Act was requested from, the Town Planning and Zoning Commission at least 90 days prior to the authorization and the establishment of the District; and

WHEREAS, the Town Council has held a public hearing on the proposal to establish the District in accordance with the requirements of the Act, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town Council has considered the comments provided at the public hearing, both for and against the District.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ENFIELD AS FOLLOWS:

Section 1. The Town Council of the Town of Enfield hereby authorizes creation of the Midtown Enfield Tax Increment Financing District, the boundaries of which are included in the District Master Plan, and adopts the Midtown Enfield Tax Increment Financing District Master Plan attached hereto as Exhibit A.

Section 2. The Town Council of the Town of Enfield hereby authorizes that fifty percent (50%) of the future increased assessed property values within the District shall be retained as captured assessed value in accordance with the District Master Plan and up to one hundred percent (100%) of the real property tax revenues generated from such captured assessed value may be used to fund the various costs and improvements set forth in the District Master Plan.

TOWN OF ENFIELD

April 5, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: **Resolution to Approve the Proposed Pay Rates for Summer, Seasonal and Temporary Employees in the Recreation Division effective August 1, 2021.**

Councilors:

Highlights:

- To approve new seasonal pay rates as of August 1, 2021, the date the state minimum wage goes up to $13.00 per hour
- To account for wage compression.
- To continue to attract and maintain qualified seasonal staff.
- Recreation program revenue will cover the costs of wage increases.
- The proposed wage ranges are competitive with other municipalities.

Budget Impact:

Any increase in the budget will be offset by adjustments to program fees to bring in additional revenue.

Recommendation:

That the Town of Enfield Town Council approve the attached resolution of authorization.

Respectfully Submitted,

Steve V. Bielenda, Esq.
Director of Human Resources

Attachments:

1. Resolution.
2. Recreation Division Summer, Seasonal and Temporary Employees Pay Rates

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

Resolution to Approve the Proposed Pay Rates for Summer, Seasonal and Temporary Employees in the Recreation Division effective August 1, 2021

RESOLVED, that in accordance with Chapter V, Section 14 of the Town Charter the Enfield Town Council does hereby adopt the pay rates for Summer, Seasonal and Temporary Employees in the Recreation Division effective August 1, 2021, as set forth in the attached Schedule A.

Date Submitted: April 5, 2021
Submitted by: Steven Bielenda, Director of Human Resources

SCHEDULE A
Recreation Division
Temporary / Seasonal Salaries

POSITION	PREVIOUS RATE	CURRENT RATE	PROPOSED RATE
EFFECTIVE DATE	**6/1/2019**	**9/1/2020**	**8/1/2021**
CURRENT MINIMUM WAGE	*10.10 - 11.00/HR*	***12.00/HR***	*13.00/HR*
INTERN	10.25 -12.25	11.25 - 13.25	13.25 - 14.25
GATEKEEPER	Minimum Wage	Minimum Wage	Minimum Wage
LIFEGUARD	11.25	12.25 - 13.25	13.25 - 14.25
WSI/SWIMMING INSTRUCTOR	11.75	12.75 - 13.75	13.75 - 14.75
HEAD LIFEGUARD	12.50 - 14.50	13.50 -14.50	14.50 -15.50
SWIM TEAM ASST. COACH	11.75	12.75 - 13.25	13.75 - 14.75
SWIM TEAM COACH	11.50 - 15.50	13.50 - 16.50	14.50 - 16.50
SWIM TEAM HEAD COACH	15.00 - 20.00	15.00 - 21.00	15.00 - 21.00
AQUATICS DIRECTOR	13.00 - 20.00	14.00 - 21.00	15.00 - 21.00
GYM SUPERVISOR	10.10 - 11.00	Minimum Wage	Minimum Wage
OPEN GYM SUPERVISOR	10.50 - 12.50	11.50 - 12.50	13.50 -14.50
SPORTS LEAGUE COORDINATOR	10.50 - 13.50	11.50 - 14.50	13.75 - 14.75
GYM PROGRAM ASSISTANT COORD.	10.50 - 13.50	11.50 - 14.50	13.50 - 14.50
GYM PROGRAMS COORDINATOR	13.00 - 18.00	15.00 - 20.00	15.00 - 21.00
INSTRUCTIONAL BASKETBALL DIRECTOR	12.50 -15.50	13.50 - 16.50	14.50 - 17.50
REFEREE 2	15.00 - 20.00/game	16.00 - 21.00	16.00 - 21.00
REFEREE 1: NON-CERTIFIED	25.00 - 30.00/game	25.00 - 31.00	25.00 - 31.00
REFEREE 1: CERTIFIED	27.50 - 35.00/game	27.50 - 36.00	27.50 - 36.00
TRAVEL/ADULT LEAGUE REFEREE		40.00 - 50.00	40.00 - 55.00
CAMP COUNSELOR	11.25 - 12.25	12.25 - 13.25	13.25 -14.25
HEAD CAMP COUNSELOR	12.50 - 13.50	13.50 - 14.50	14.50 - 15.50
CAMP DIRECTOR	13.00 - 20.00	14.00 - 21.00	15.00 - 21.00
RECREATION INSTRUCTOR 1	Minimum Wage	Minimum Wage	Minimum Wage
RECREATION INSTRUCTOR 2	10.50	12.50	13.50
RECREATION INSTRUCTOR 3	same	13.00	14.00
RECREATION INSTRUCTOR 4	same	14.00	15.00
RECREATION INSTRUCTOR 5	same	15.00	16.00
RECREATION INSTRUCTOR 6	same	16.00	17.00
RECREATION INSTRUCTOR 7	same	17.00	17.50
RECREATION INSTRUCTOR 8	same	18.00	18.00
RECREATION INSTRUCTOR 9	same	19.00	19.00
RECREATION INSTRUCTOR 10	20.00 - 28.00	20.00 - 29.00	20.00 - 29.00
RECREATION INSTRUCTOR 11	30.00 - 38.00	30.00 - 39.00	30.00 - 39.00
RECREATION INSTRUCTOR 12	40.00 - 50.00	40.00 - 50.00	40.00 - 50.00
RECREATION INSTRUCTOR 13			50.00 - 60.00

TOWN OF ENFIELD

April 5, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Adopting the new "Senior Center Program Assistant" Job Description

Councilors:

Highlights:

- The Human Resources Department proposes the newly created job description for "Senior Center Program Assistant."
- The previous position of "Facility Assistant" will be discontinued.
- The new job description is more public facing and will involve direct customer service, assisting with the supervision of volunteers and will require computer skills.
- The new payrate will be $15.25/hour. The previous job description had a payrate of $14.57/hour.

Budget Impact:
There is no budget impact associated with this new job description since the higher pay rate is off set by cuts elsewhere in the budget.

Recommendation:
It is recommended that the Town Council adopts the attached resolution and job description.

Respectfully Submitted,

Steve Bielenda
Human Resources Director

Attachments:

1. Resolution
2. Job Description

ENFIELD TOWN COUNCIL

RESOLUTION NO. ____

Resolution Adopting the New Senior Center Program Assistant Job Description

RESOLVED, that in accordance with Chapter VII, Section 2 of the Town Charter the Enfield Town Council does hereby adopt the new job description for the position of Senior Center Program Assistant.

Date Submitted: April 5, 2021
Submitted by: Steve Bielenda, Human Resources Director

TOWN OF ENFIELD
JOB DESCRIPTION

DEPARTMENT OF LIBRARIES
SENIOR CENTER

SENIOR CENTER PROGRAM ASSISTANT

GENERAL STATEMENT OF DUTIES: Performs a variety of duties and responsibilities in support of Senior Center activities; aids Senior Center staff with services and general operations; performs related work as assigned.

SUPERVISION RECEIVED: Works under the general direction of the Senior Center Manager and/or Program Coordinator. Work is subject to review for conformance to general department procedures and results obtained.

SUPERVISION EXERCISED: Assists in the supervision of the Senior Center volunteers.

ESSENTIAL JOB FUNCTIONS:

- Provides program support for multi-purpose Senior Center activities.
- Performs front desk duties including customer service, making copies, and using the cash register.
- Customer Service may include but is not limited to covering the front desk: answering the phone, providing information, transferring calls, taking messages, returning phone calls; computer work assistance: emails, compiling statistics, simple reports, and excel spreadsheets; registration assistance: accepting registrations and money, entering registrations in to registration software, providing receipts.
- Assists with promotional materials including flyers, social media, and email blasts.
- Provides physical set-up and clean-up of program supplies and equipment; opening and/or closing of senior center as needed.
- Program set-up may include audio-visual equipment including laptop, projector, microphones, DVD, CD with related remotes.
- Sets up daily coffee service; replenishes supplies as needed throughout the day.
- Manage physical donations: sort, inventory, and storage of medical equipment.
- Receives mail and deliveries at the front desk; assists in inventory and storage of supplies and equipment.
- Provide coverage to the Fitness Center as needed.
- Regular and punctual attendance.
- Other duties as assigned.

PHYSICAL DEMANDS: The physical demands described here are representative of those that must be met to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of the job.

While performing the duties of this job, the employee is regularly required to reach with hands and arms. The employee is frequently required to stand; walk; and use hands to finger, handle, feel or operate objects, tools, or controls. The employee is frequently required to sit; climb or balance; stoop, kneel, crouch, or crawl; and to talk or hear. Specific vision abilities are required by this job including close vision and ability to focus.

The employee must frequently lift and or move up to 50 pounds.

WORK ENVIRONMENT: The work characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions of the job.

Must be able to concentrate on fine detail with some interruption. Must be able to remember task/assignment given to self and others over long periods of time. Must be able to perform varied tasks requiring independent knowledge, its application to a variety of situations as well as exercise independent judgment.

The noise level in the work environment varies from quiet to moderate.

MINIMUM QUALIFICTIONS:

KNOWLEDGE, SKILL AND ABILITY: Ability to work independently and within a team environment in an office and community senior center setting; ability to establish good working relationships with senior citizens, the public and co-workers; ability to effectively communicate both orally and in writing; ability to answer the phone, handle inquires and direct calls as necessary; ability to utilize a computer and software applications including Microsoft Office Suite and registration software; ability to multi-task and follow oral instructions; ability to maintain confidential information and use independent judgement within established guidelines of a senior center; ability to keep simple inventory records; ability to type simple reports.

EXPERIENCE AND TRAINING: High school diploma or GED equivalent. One year experience working with older adults in an employment setting. Must possess a valid driver's license. Must successfully complete Town of Enfield sponsored First Aid, CPR and other training as required by the Town.

This job description is not, nor is it intended to be, a complete statement of all duties, functions and responsibilities that comprise this position.

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

Resolution Regarding Setting Public Hearing for the 2021/2022 Budget

WHEREAS, the Town Council of the Town of Enfield values the opinions and comments of its constituents; and

WHEREAS, in accordance with Chapter VI, Section 4, of the Enfield Town Charter, any elector or taxpayer may have an opportunity to be heard regarding appropriations for the ensuing fiscal year and for the purpose of being heard on issues of vital community importance and concern; and

WHEREAS, the Town Council shall conduct a virtual public hearing Wednesday April 14, 2021, at 5:00 p.m. that will be available for viewing on YouTube; and

WHEREAS, due to the public health emergency, public comments will be by written testimony only and electors or taxpayers may submit written testimony stating their name and address to PHBudgetComments@enfield.org by 5:00 p.m. on Monday, April 12, 2021; and

WHEREAS, all public comment received from any Enfield electors or taxpayers will be posted to a link provided at the Town's website at least 24 hours prior to the public hearing.

NOW THEREFORE BE IT RESOLVED, that the order of business of the 2021-2022 budget hearing be arranged follows:

1. Mayor will recite the gross number of public comments received, memorializing the fact that they were received by email in accordance with procedures provided by Governor Lamont's Executive Order 7B, issued March 14, 2020 and Executive Order 7I, issued March 21, 2020.

2. Mayor will confirm receipt and review of those public comments by each Town Councilor as part of their budget deliberation.

3. After documenting receipt and review of public comment, the record for the public hearing will be closed and the Council's budget deliberations should proceed forthwith.

Date Prepared: March 31, 2021
Prepared By: Town Manager's Office

TOWN OF ENFIELD

March 29, 2021

Honorable Members
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Authorizing the Town Manager to Sign the National Railroad Passenger Corporation License Agreement

Highlights:

- The renovations and upgrades to the Town's Water Pollution Control Facility are nearing completion.
- The State Department of Energy and Environmental Protection (DEEP) has required the installation of a berm adjacent to the Facility.
- A portion of the berm will be on property owned by the National Railroad Passenger Corporation (Amtrak).
- Town staff and Amtrak officials have negotiated a License Agreement for the portion of the berm that will be on Amtrak's property.

Budget Impact:

The annual license fee for the initial year will be $1,500, with a three percent annual increase thereafter. The license fee in year 20 will be $2,630.15. In addition, there is a one-time $35,000.00 "non-refundable risk fee."

Recommendation:

That the Town Council approve the attached resolution of authorization if it desires to enter into the License Agreement.

Respectfully Submitted,
Office of the Town Attorney

Attachments:

1. Resolution.

ENFIELD TOWN COUNCIL

RESOLUTION NO. ____

Resolution Authorizing the Town Manager to Sign the National Railroad Passenger Corporation License Agreement

RESOLVED, that the Town Manager, Christopher W. Bromson, is authorized to sign the License Agreement by and between the Town of Enfield and the National Railroad Passenger Corporation, subject to review and approval by the Town Attorney, in the name and on behalf of the Town of Enfield.

Prepared by: Town Attorney's Office
Date Prepared: March 29, 2021