



**MINUTES
TOWN COUNCIL
PUBLIC HEARING AND SPECIAL MEETING
May 13, 2024
3:50 PM - Town Hall - Council Chambers
<https://youtube.com/live/Ylla4QJ5osY>**

1. Roll Call

Present: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire

Absent: Jim Nasuta. Councilor Unghire arrived at 4:03 pm and Councilors Mangini and Ludwick arrived at 4:15 pm.

Also Present were Town Manager, Christopher Bromson; Assistant Town Manager, Steve Bielenda; Interim Town Attorney, Tom Tyler; and Town Clerk, Sheila Bailey.

2. Public Hearing - Regarding Proposed Modification of the Midtown Enfield Tax Increment Financing Master Plan

The Public Hearing was called to order at 4:00 pm on Monday, May 13, 2024, in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield Connecticut.

The following Notice of Public Hearing was published in the Journal Inquirer on Wednesday, May 8, 2024.

The Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, May 13, 2024 at 3:50 pm 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. Information regarding the proposed modification may be found at www.enfield-ct.gov.

Dated this 7th day of May, 2024.

Sheila M. Bailey, Town Clerk

Chair Nelson announced the ground rules.

PUBLIC COMMENTS - None

As no one wished to speak, Chair Nelson declared the Public Hearing closed at 4:03 pm.

3. **New Business**

A. Resolution Extending Midtown Enfield TIF District Sunset (Additional 10 years)

Town Manager Bromson stated that the Tax Increment Financing (TIF) Plan was created in 2018 for a period of twenty years. Enfield was the second town in the state to adopt a TIF Plan, which by state law could exist for a maximum of fifty years. Mr. Bromson explained that the town was looking to extend the Plan for an additional ten years so that major projects are able to move forward. This program is at no cost to the residents of Enfield and the budget remains neutral.

RESOLUTION #6944 by: Gina Cekala, seconded: John Santanella.

BE IT RESOLVED, That the Enfield Town Council amends section **VIII. Duration of the Tax Increment Financing District** of the Midtown Enfield Tax Increment Financing Master Plan, as follows:

"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." is deleted and is replaced with "The duration of the Midtown Enfield Tax Increment Financing Master Plan shall be for a period of 30 (thirty) years, commencing as of the Plan's June 3, 2019 adoption date.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6944** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

B. Resolution Authorizing the Transfer of TIF Funds for Eligible Activities for Enfield Marketplace Project

Mr. Bromson explained that when the program was created in 2018, it was decided that the assessments of all the properties in the TIF district would be frozen. The State of Connecticut created a tool that would allow the state to remain competitive with other states to bring businesses into the area. Currently, there is \$1.5 million in the TIF Fund, which remains separate from the General Fund. He explained that as of the program's adoption in 2018, the taxes for that assessment will always go to the town. As properties increase in value, fifty percent of the difference will go to the town and the remaining fifty percent goes into the TIF Fund.

If approved, \$500,000 from the TIF will be put into a special account and Woodsonia will match that amount. The funds can be used for qualified costs of development such as planning, appraisal, environmental reports, and legal studies. Mr. Bromson clarified that the

town does not own the Enfield Square property. It is owned by a private entity. Woodsonia has offered to reimburse the town the \$500,000 once the project is funded, which is not a stipulation of the TIF. The anticipated cost of the project is \$250 million.

RESOLUTION #6945 by: Robert Cressotti, seconded: Gina Cekala.

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

TO: New Account Created (Enfield Marketplace TIF – Eligible Projects Funds)

New Account	Object	31808905 589000	\$500,000
-------------	--------	-----------------	-----------

FROM: Midtown Enfield TIF District

Appropriate	Object	31840000 499000	\$500,000
-------------	--------	-----------------	-----------

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6945** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

C. Resolution Regarding a Tax Assessment Agreement

Mr. Bromson explained that the Fixed Tax Assessment Agreement gives consistency and predictability to Woodsonia and to the town, to ensure level funding for the next ten years. Mr. Bromson reminded the public that during the two or so years of demolition, the property would be worthless, and the assessment would only be the value of the land. This Assessment Agreement would maintain an income stream during those years. He clarified that with the expected depreciation of property value if the mall remained as is, having a freeze would allow for steady and increased revenue towards the end of the ten years. ***The fixed tax abatement comparison chart is appended to these minutes.***

RESOLUTION #6946 by: Gina Cekala, seconded: Robert Cressotti.

BE IT RESOLVED, the Enfield Town Council authorizes Town Manager Christopher W. Bromson to sign a Tax Assessment Agreement with Woodsonia Acquisitions for a period of 10 years commencing with the Grand List of October 1, 2024 and ending with the Grand List of October 1, 2033 setting the assessed valuation in an amount of \$7,262,250, which agreement will be subject to the review and approval of the Town Attorney. Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6946** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

D. Resolution Regarding Credit Enhancement Agreement

Mr. Bromson explained that the TIF Fund can only be used on projects such as this, for development or credit enhancement as set forth by the state. He said that in ten years, the taxes would go from a base of about \$250,000 to \$2 million, plus personal property, and then the abatement would incrementally go down every year until the expiration of the agreement in 2045. Subsequently, the property values in the TIF District will rise, and those funds will go into the TIF Fund which can be used to help other businesses within the zone. At the end of the ten years, when they do the Credit Enhancement, Woodsonia Acquisitions would ultimately get that money as a rebate for having invested in the project. ***The credit enhancement agreement chart is appended to these minutes.***

RESOLUTION #6947 by: Marie Pyznar, seconded: Douglas Finger.

BE IT RESOLVED, the Enfield Town Council authorizes Town Manager Christopher W. Bromson to enter into a Credit Enhancement Agreement with Woodsonia Acquisitions, commencing with the Grand List of October 1, 2034 and ending with the Grand List of October 1, 2043, after review of a submitted application by the TIF Advisory Council and their approval, and final review of the Agreement by the Town Attorney. Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6947** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

E. Resolution Authorizing the Town to Submit a Community Investment Fund (CIF) 2030 Application to the CT Department of Economic & Community Development (CT DECD) for the Enfield Marketplace Project

Mayor Nelson stated that on April 29, 2024, the Connecticut Department of Economic and Community Development issued a notice of funding availability for the fifth round of the CIF 2030 program. This program helps support historically disadvantaged communities in the state with up to \$175 million each fiscal year from 2022-2027. The Town and Woodsonia Acquisitions look to seek necessary funding for the redevelopment of the Enfield Square Mall. To be considered, a certified resolution from the town must be submitted, along with the grant application endorsing the project. There is no impact on the budget.

Mr. Bromson said that Enfield has been a recipient of the state's grant in the past, with \$11 million received for the Housing Authority. It is his hope that the state will view this application favorably, as the state would also receive revenue in the form of sales tax from businesses in the Marketplace. He stated that this grant application is due in June. There is also Brownfield money available to aid in assessment and remediation, which Enfield also plans to apply for.

RESOLUTION #6948 by: Cynthia Mangini, seconded: Robert Cressotti.

WHEREAS, pursuant to C.G.S. Section 32-285a, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Enfield make an application to the State not to exceed \$20,000,000 in order to undertake the Enfield Marketplace project and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE ENFIELD TOWN COUNCIL:

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. Section 32-285a.

2. That the filing of an application for State financial assistance by the Town of Enfield in an amount not to exceed \$20,000,000 is hereby approved and that Town Manager, Christopher W. Bromson, or his designee, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Enfield. Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6948** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

4. Presentation on Redevelopment of the Enfield Square Mall

Mr. Bromson introduced Mitch Hohlen, Director of Development and Drew Snyder, President of Woodsonia Acquisitions, a Nebraska-based entity. Their presentation covered their team and experience, while also providing an update on the Enfield Square Mall and a proposed development plan for the site and what it would do for the community. ***A copy of the presentation is appended to the minutes.***

5. Adjournment

MOTION by: Douglas Finger, seconded: Marie Pyznar to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION** adopted unanimously, and the meeting stood adjourned at 5:25 pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council

Town of Enfield
Mall Properties
Projected Taxes - Fixed Abatement
FY 2026 to 2035

Fiscal Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fixed Assessed Value										
Fixed Assessed Value	\$ 7,262,250	\$ 7,262,250	\$ 7,262,250	\$ 7,262,250	\$ 7,262,250	\$ 7,262,250	\$ 7,262,250	\$ 7,262,250	\$ 7,262,250	\$ 7,262,250
Mill Rate	31.79	32.43	33.08	33.74	34.41	35.10	35.80	36.52	37.25	38.00
Projected Taxes	\$ 230,867	\$ 235,515	\$ 240,235	\$ 245,028	\$ 249,894	\$ 254,905	\$ 259,989	\$ 265,217	\$ 270,519	\$ 275,866

Town of Enfield
Mall Project
Projected TIF Calculation

Projected Assessed Value (Woodsonia)	\$ 91,000,000										
Estimated TIF District Assessed Value Mall Properties	\$ 12,849,208										
Increase in Assessed Value	\$ 78,150,792										
Fiscal Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Mill Rate (Estimated 2% Increase/Year)	\$ 38.76	\$ 39.54	\$ 40.33	\$ 41.14	\$ 41.96	\$ 42.80	\$ 43.66	\$ 44.53	\$ 45.42	\$ 46.33	
Tax on Increase in Assessed Value	\$ 3,029,125	\$ 3,090,082	\$ 3,151,821	\$ 3,215,124	\$ 3,279,207	\$ 3,344,854	\$ 3,412,064	\$ 3,480,055	\$ 3,549,609	\$ 3,620,826	
Amount for General Fund (Goes to Town)	\$ 498,035	\$ 508,058	\$ 518,209	\$ 528,616	\$ 539,153	\$ 549,946	\$ 560,996	\$ 572,175	\$ 583,611	\$ 595,304	
TIF Beginning Value (\$12,849,208)	\$ 1,514,562	\$ 1,545,041	\$ 1,575,911	\$ 1,607,562	\$ 1,639,604	\$ 1,672,427	\$ 1,706,032	\$ 1,740,027	\$ 1,774,804	\$ 1,810,363	
50% of Increase	\$ 2,012,598	\$ 2,053,099	\$ 2,094,119	\$ 2,136,178	\$ 2,178,756	\$ 2,222,373	\$ 2,267,028	\$ 2,312,203	\$ 2,358,416	\$ 2,405,667	
Total for General Fund	\$ 1,514,562	\$ 1,545,041	\$ 1,575,911	\$ 1,607,562	\$ 1,639,604	\$ 1,672,427	\$ 1,706,032	\$ 1,740,027	\$ 1,774,804	\$ 1,810,363	
Amount to TIF Fund (50% of Increase)	\$ 1,514,562	\$ 1,545,041	\$ 1,575,911	\$ 1,607,562	\$ 1,639,604	\$ 1,672,427	\$ 1,706,032	\$ 1,740,027	\$ 1,774,804	\$ 1,810,363	
% of TIF Amount to refund to Woodsonia	100%	98%	96%	94%	92%	90%	88%	86%	84%	82%	
Amount of Refund to Woodsonia	\$ 1,514,562	\$ 1,514,140	\$ 1,512,874	\$ 1,511,108	\$ 1,508,435	\$ 1,505,184	\$ 1,501,308	\$ 1,496,424	\$ 1,490,836	\$ 1,484,498	
Total Amount Refunded to Woodsonia	\$ 15,039,370										

ENFIELD MARKETPLACE

Prepared by



LANDMARK
PROPERTY & DEVELOPMENT

AGENDA

1. Team Overview
2. Developer Experience
3. Current Status of Enfield Square
4. Proposed Redevelopment Plan
5. Economic Summary

 EXPERIENCE GROWTH

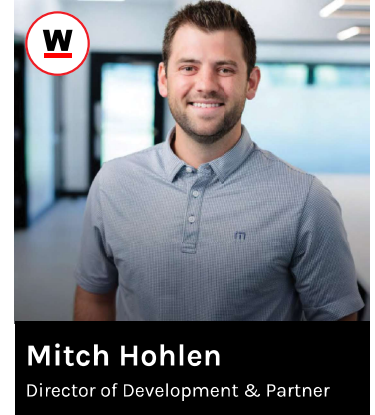
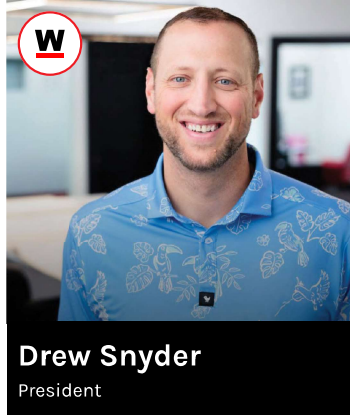
**CREATE
CHANGE**

TEAM OVERVIEW



The Woodsonia team has built a strong and diverse portfolio ranging from single-tenant commercial buildings to large-scale shopping centers to residential subdivisions & multi-family communities.

- 75+ Properties Owned & Managed
- \$800 M Combined Value
- 20+ Community Developments



DEVELOPER EXPERIENCE

Mall of the Bluffs Council Bluffs, Iowa (former Namdar property)

- Redevelopment of 350,000 SF enclosed mall
- New Menards (200,000 SF anchor retailer)
- Hy-Vee (65,000 SF midwest based grocer)
- \$150 M Redevelopment Project



DEVELOPER EXPERIENCE

Conestoga Mall Grand Island, Nebraska (former Namdar property)

- Redevelopment of 550,000 SF enclosed mall
- 350,000 SF new retail center featuring
- 36 tenant relocation / termination agreements
- 12 additional pad sites for new restaurant, retail, and commercial uses
- 150 room IHG Brand Hotel
- 275 unit luxury multi-family development
- \$250 M Redevelopment Project



BEFORE



AFTER



AFTER

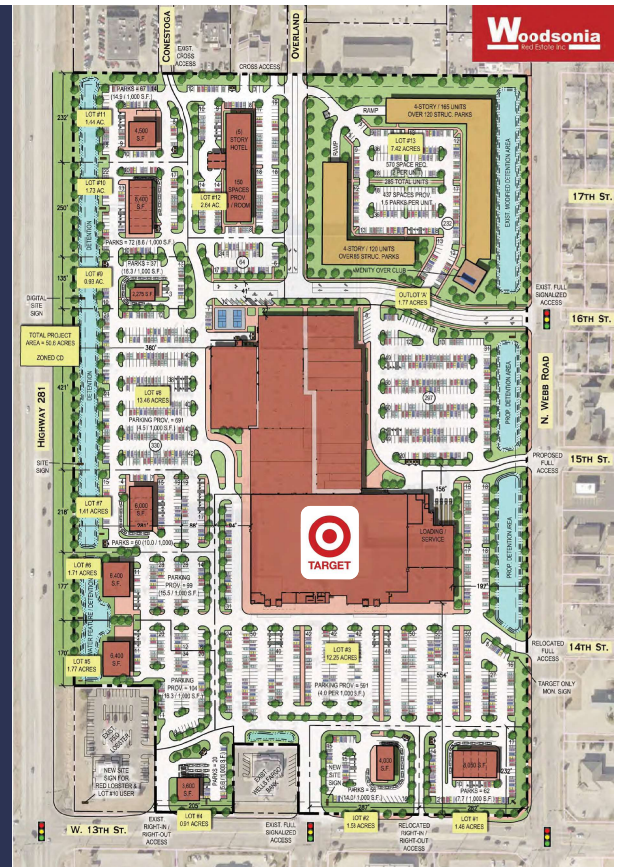
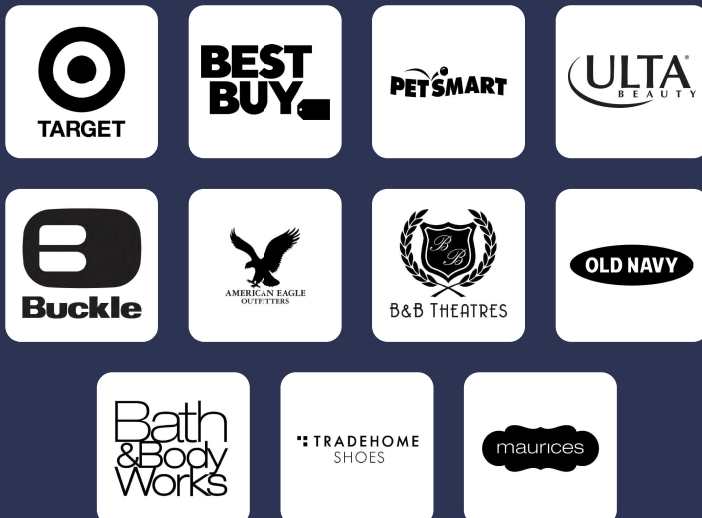


AFTER

DEVELOPER EXPERIENCE

Conestoga Mall Grand Island, Nebraska (former Namdar property)

350,000 SF new retail center featuring:



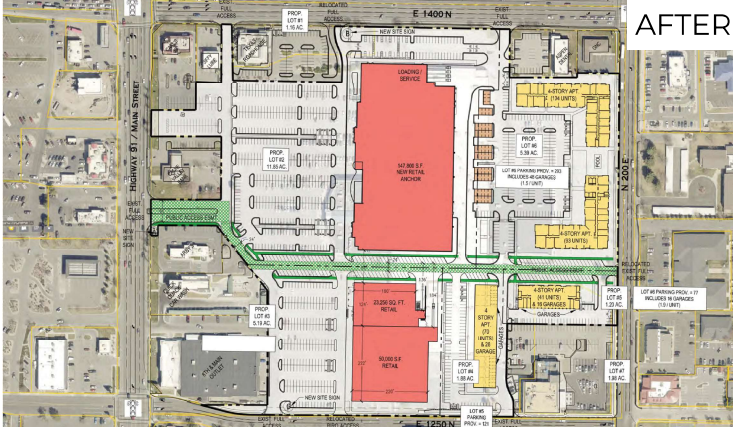
DEVELOPER EXPERIENCE

Cache Valley Mall Logan, Utah (former Namdar property)

- Redevelopment of 350,000 SF enclosed mall
- 225,000 SF new retail featuring:
 - National Mass Merchandising Retailer
 - National Sporting Goods Retailer
- 15 tenant relocation / termination agreements
- 315 unit luxury multi-family development
- \$200,000,000 Redevelopment Project



BEFORE



AFTER

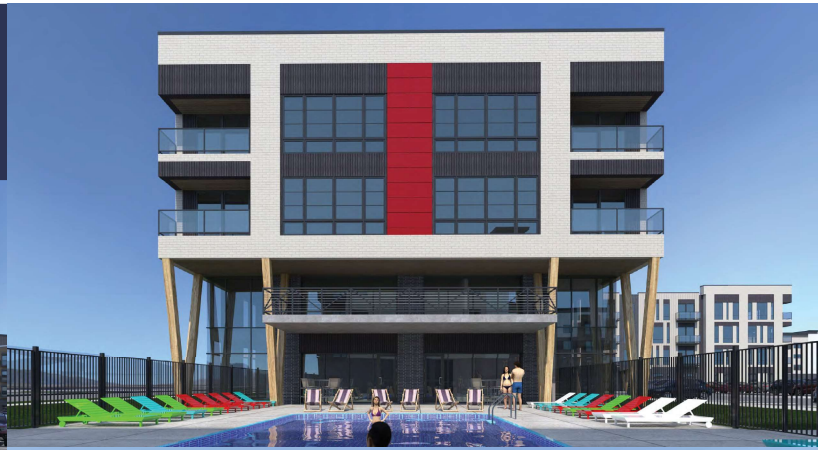


AFTER

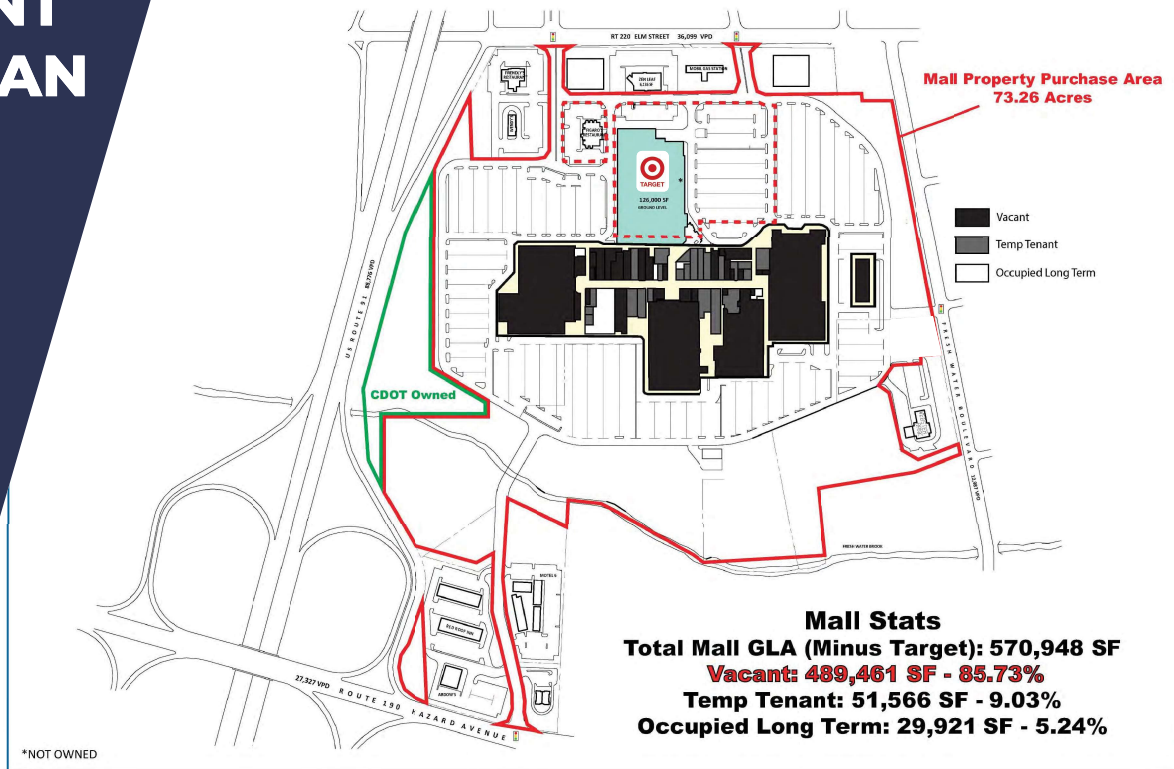


DEVELOPER EXPERIENCE

Cache Valley Mall Logan, Utah (former Namdar property)



CURRENT SITE PLAN



LEASING BY:



ENFIELD SQUARE
ENFIELD, CT

90 ELM ST.

SITE PLAN
SP

CURRENT LEASE PLAN



LEASING BY:



ENFIELD SQUARE
ENFIELD, CT

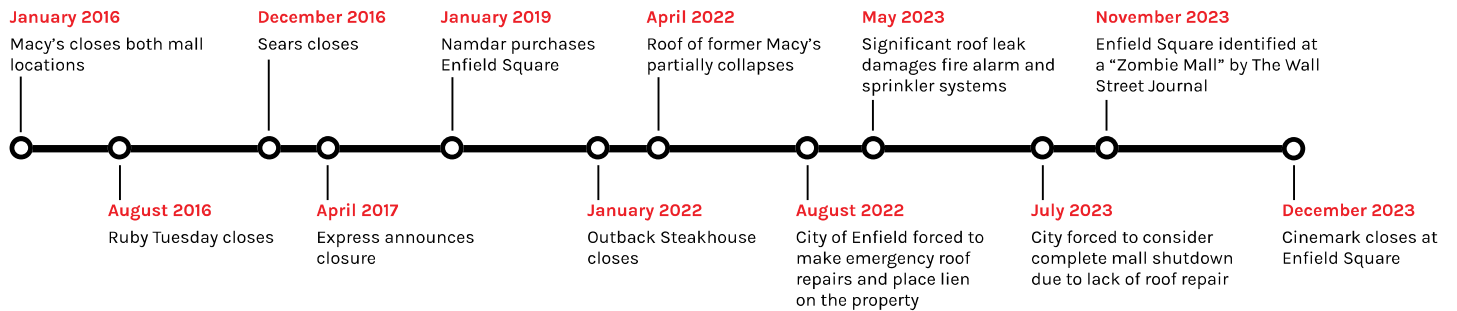
90 ELM ST.

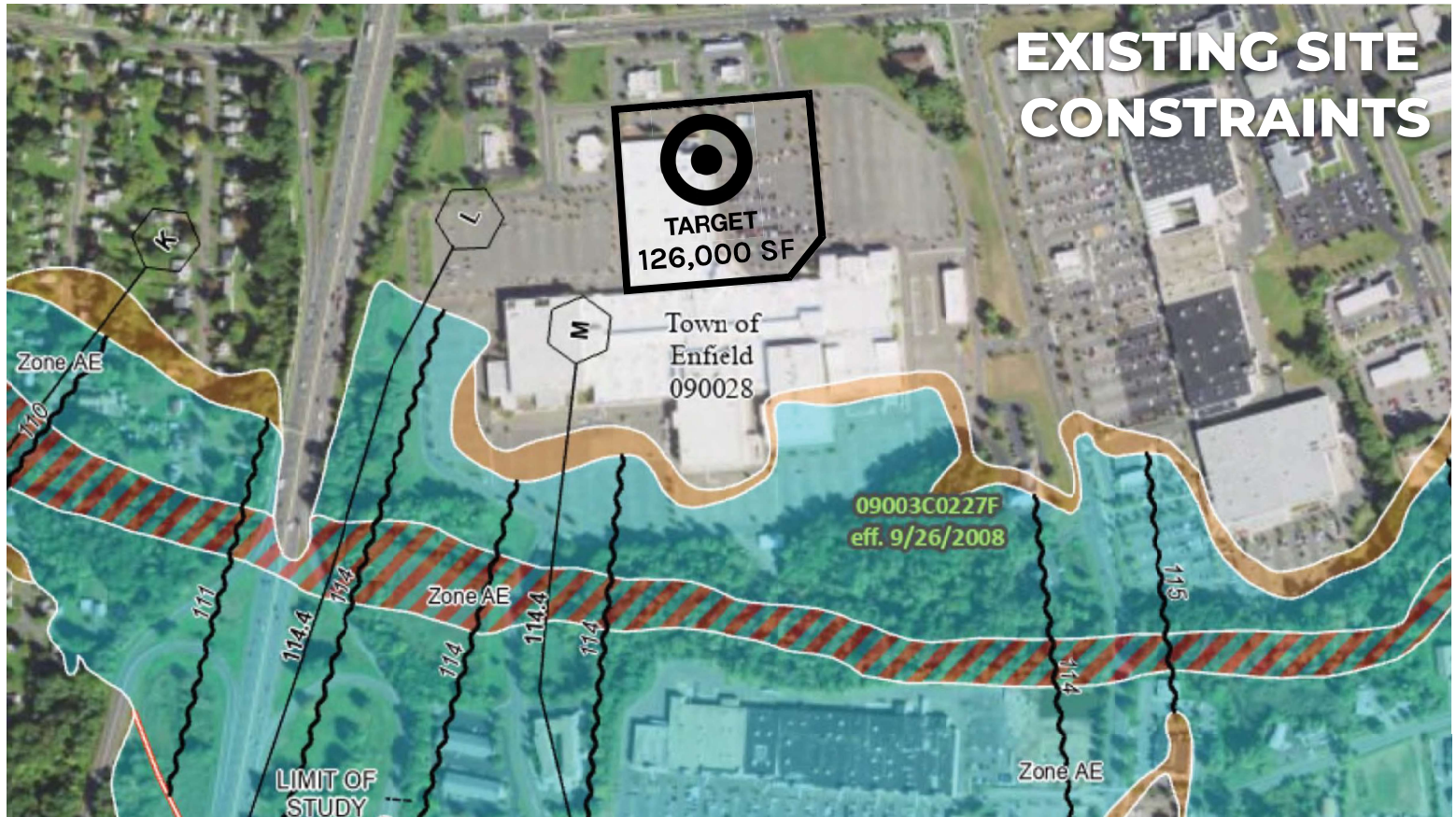
LEASE PLAN
LP

CURRENT MALL CONDITIONS



CURRENT MALL CONDITIONS





PROPOSED ENFIELD MARKETPLACE

\$250 M

Redevelopment of the Enfield Square Mall



 165,000 SF of New Anchor Retail
(in addition to existing Target)

 +/- 9 Acres of Restaurant &
Lifestyle Shops

2 Hotels

 +/- 450 Luxury Multi-family Units

 Located at the Front Door of Enfield,
between Elm St & Hazard Ave

90 ELM ST, ENFIELD, CT 06082





REVIVING THE UNDEAD - TRANSFORMING THE ENFIELD SQUARE MALL INTO A THRIVING HUB

Enfield Square Mall: Connecticut's Deadeast Mall Is For Sale! December 2023 Update!



Owners Keep Zombie Malls Alive Even When Towns Want to Pull the Plug Aging malls often take a long time to expire, but they can remain valuable assets

By Kate King
| Photographs by Michelle Gustafson for The Wall Street Journal
Nov. 26, 2023 5:30 am ET

.... When a bank or institution is selling a mall, the partners let them know that they can close right away, in cash. This helps bring down the price, Namdar said. He finances the properties after closing.

The partners then look to carve up the property and sell off the pieces. This is the approach they took in Enfield, Conn., where they bought the Enfield Square mall out of foreclosure for \$11.4 million in late 2018.

In addition to the nearly 800,000-square-foot enclosed core of the mall, Namdar Realty and Mason owned the connected building occupied by Target and several free-standing buildings on the property leased by fast-casual restaurants. The partners applied for city approvals to subdivide.

They sold Target its building for nearly \$8.9 million, according to Enfield's economic development department. They then sold the parcels occupied by the restaurants Wendy's, Friendly's, Figaro's, Popeyes and Raising Cane's for sums ranging from about \$1.1 million to \$2.6 million.

As of this summer, Namdar and Mason had raked in \$17.76 million from selling pieces of the Enfield Square property, more than recouping the money they spent to buy the mall.

Enfield officials have accused Namdar Realty and Mason of profiting while failing to maintain the enclosed section of the mall. Enfield's recently departed town manager, Ellen Zoppo-Sassu, who called for new ownership, said a sale of the rest of the property, mainly the enclosed core of the mall, is now pending.

Namdar Realty and Mason said the mall was in a difficult position when they acquired it and the property's outlook has "significantly improved under our ownership." They said they are discussing a potential sale with multiple parties.

EXECUTIVE SUMMARY

Project Overview

Woodsonia Real Estate Inc. ("Woodsonia"), an Omaha, NE based development firm, is excited to announce its fourth (4th) Namdar mall project with the proposed redevelopment of Enfield Square Mall (90 Elm Street, Enfield, Connecticut, 06082) into a future +/- \$250M mixed-use, life-style project called Enfield Marketplace ("the Project").

The Enfield Square Mall has been an integral part of Enfield's community for nearly 50 years, however, with the rise of e-commerce, the loss of all the primary mall anchors and the lack of investment via its current ownership group, the Mall has struggled to thrive in this changing retail environment. The Enfield Square Mall property has been in steady decline over the past 15 years with overall sales falling significantly due to the loss of the three (3) primary anchor stores and considerable vacancy across the small shops within the mall.

As shown on the included site plan, Enfield Marketplace is proposed to be a +/- 450 unit Class A multi-family residential development with luxury amenities including swimming pool, controlled access parking, clubhouse / community lounge with meeting spaces, state-of-the-art fitness center, walking trails, and outdoor fire pits / seating areas. Additionally, the Project is slated to include a new retail tenant line up, with up to eight (8) additional pad sites, which will be home to new restaurants, retail, and commercial users. Lastly, the Project will also feature enhanced traffic circulation and improved pedestrian access and connectivity throughout the Project. The Project's vision is to be a true live-work-play community hub.

With the Community's support, the redevelopment project could commence demolition / construction Q4 2024 / Q1 2025.



EXECUTIVE SUMMARY

Public Investment

The Enfield Square Mall presents a number of unique challenges, from both a logistical and economic perspective, including exorbitant costs associated with the new site work and demolition of a functionally obsolete enclosed mall. In order for the redevelopment project and accompanying community benefit to occur, the developer is requesting a public / private partnership via the incentive amounts stipulated above.

Town of Enfield Investment

- Midtown Enfield Tax Increment Financing District Extension through 2045
- 2025 – 2035 Tax Freeze with base valuation of \$7,262,250
- 2036 – 2045 10 Year Credit Enhancement Agreement
 - Base Assessed Valuation 2036 = \$12,849,208
 - Project reimbursement beginning 50% with 2% annual decreases thereafter
- Town of Enfield shall participate with Developer in Project Eligible Due Diligence / Pursuit Costs Expenses up to \$500,000.00

State / Federal Investment

- Community Investment Fund 2030 - \$20,000,000 (applications are due by June 21st, 2024)
- Brownfield Remediation and Development - \$6,000,000



EXECUTIVE SUMMARY

Use of Condemnation

Finally, Woodsonia will use its best and reasonable efforts to obtain the voluntary consent of the existing tenants of the Enfield Square Mall to allow the implementation of the new Enfield Marketplace project. Woodsonia expects most of the tenants will clearly see the economic advantages of the new Enfield Marketplace and will voluntarily consent. However, there could be certain tenants that prove unreasonable and / or uncooperative. In such cases, Woodsonia would request that the City or Redevelopment Agency authorizes condemnation as a last and necessary resort, of any holdout tenants, to require such tenants to accommodate the new Enfield Marketplace design and to mitigate/pay fair market value to such tenants for any resulting property or damage claims. In addition, Woodsonia would seek the use of condemnation as a last resort for any areas requiring the construction of public infrastructure / improvements as may be required or amending and modifying any private covenants that would prohibit or be restrictive against the implementation of the redevelopment plan.

Project Schedule

Woodsonia has the necessary Properties under control until Q3 2024 and will need to complete due diligence, zoning and entitlements on or before expiration of this time period.

