

**ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
To be held at Town Office Building – Celio Room  
15 Gilead Street, Hebron, CT  
Monday, April 15, 2024 at 7:00pm**

RECEIVED

2024 APR 12 P 12:01

HEBRON TOWN CLERK

**AGENDA**

- 1) Roll Call
- 2) Approval of Minutes
  - a) March 18, 2024 Regular Meeting
- 3) Recognition of Guests
- 4) Old Business
  - a) Discussion on use of Tax Abatement Program (*Placeholder for future*)
- 5) New Business
  - a) Application for Economic Development Incentive Program: 459 Church, LLC – 459 Church St.
  - b) Update on current economic development/planning projects
  - c) Workshop Discussion on Marketing Plan Implementation
- 6) Correspondence
  - a) Neil H. Amwake Resignation from Commission, March 21, 2024
- 7) Adjournment

**TOWN OF HEBRON  
ECONOMIC DEVELOPMENT COMMISSION  
Regular Meeting  
Town Office Building - Celio Room  
15 Gilead St, Hebron CT  
Monday, March 18, 2024 - 7:00 PM**

RECEIVED  
2024 MAR 20 A 9:14  
A. J. Most  
HEBRON TOWN CLERK

**MINUTES**

**1. Call to Order/Roll Call**

Chair Neil Amwake called the meeting to order at 7:06 p.m.

**Members Present:** Neil Amwake (Chair), Peter Casarella (Vice-Chair), Michelle Nicholson, Scot Kauffman

**Members Absent:** Jon Lesisko

**Staff Present:** Matthew Bordeaux (Town Planner)

**2. Approval of Minutes**

**A. January 22, 2024 – Regular Meeting**

The agenda erroneously listed February 26, 2024. That meeting was cancelled, and minutes due for approval are from the January meeting.

**Motion by P. Casarella and seconded by M. Nicholson to accept the minutes of January 22, 2024.**

Discussion:

N. Amwake submitted the following amendments:

**1. Section 6.C**

**a.** Amend to read “Valvoline (24 Wall Street)”

**b.** Amend to read “Ellenberg property (Parcel #12-18 Old Colchester Rd)”

**The motion passed (3-0, with S. Kauffman abstaining).**

**Motion by P. Casarella and seconded by S. Kauffman to move Section 6.A up to immediately follow Section 3. The motion passed unanimously (4-0).**

**3. Recognition of Guests**

**A.** Lilli Rhodes

**B.** Roderick McCorrison

**4. New Business**

**A. Discussion with Roderick McCorrison** – R. McCorrison briefed the EDC on current projects, including his application to subdivide the Ellenberg property. He discussed potential commercial occupants, stating two letters of intent are on-hand, and are now moving towards site plan approval. He also shared concept plans for Toomey Crossing, including designs for mixed-use buildings incorporating potential commercial/retail space and upscale apartments, and described the history of attempts at development of the site. The EDC discussed ways of assisting these projects, with

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S. Kauffman noting Hebron has struggled to be user-friendly in that regard in the past. R. McCorrison asked that the Commission consider endorsing or encouraging the processing of the developments within town. M. Bordeaux will keep the EDC informed as the projects progress, and advise as to how they can help.

**5. Election of Officers**

After brief discussion, the EDC agreed to the following slate of officers:

**Chair – Michelle Nicholson  
Vice Chair – Scot Kauffman  
Secretary – Peter Casarella**

**Motion by N. Amwake and seconded by S. Kauffman to approve the officers as listed. The motion passed unanimously (4-0).**

**6. Old Business**

**A. Draft Revisions to Marketing Plan including acknowledgement of The Town Center Project** – Updates were shared with EDC members via email, and summarized by N. Amwake.

**Motion by S. Kauffman and seconded by M. Nicholson to accept the edits to the marketing plan as presented. The motion passed unanimously (4-0).**

**B. Review of CT River Valley Chamber of Commerce Draft Membership Agreement** – Per M. Bordeaux, all agreements have been signed. M. Nicholson reported she has upcoming meetings with Chamber officials, and will have a more detailed report at the next meeting. Establishing an up-to-date, robust inventory of businesses in town is a top priority.

**C. Possible action to endorse a Proposed Land Swap between the Town of Hebron (Parcel #10-10) and Savy Brothers LLC (594 Church St)**

**Motion by S. Kauffman and seconded by M. Nicholson that the Hebron Economic Development Commission endorses the proposed land swap of the Town-owned Parcel #10-10 in exchange for 594 Church Street (Parcel #68-1), providing the owner the opportunity to pursue the expansion of their business and grow the Hebron Grand List. The motion passed unanimously (4-0).**

**D. Discussion on use of Tax Abatement Program** – There was discussion on past uses of the abatement incentive program. The EDC generally agreed on the need for a conversation with the Board of Selectmen, specifically concerning the role of and tools available to the EDC and Town Planner when meeting with prospective developers and commercial enterprises.

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*AJ, Host*  
HEBRON TOWN CLERK

**7. New Business**

- B. Update on Current Economic Development/Planning Projects** – M. Bordeaux reported he has received an application for the old Turshen Mill site (459 Church Street). There was brief discussion on a town-owned site, referred to as the Rifkin parcel, with a few inquiries received. A visit from the Commissioner of the Connecticut Department of Housing is scheduled for April 30th. A grant has been received for the construction of a pedestrian bridge between Pendleton Drive and the library. A Public Hearing for the project is scheduled for March 26<sup>th</sup> at 7:00 pm, and will be held virtually.
- C. Workshop Discussion on Marketing Plan Implementation** – M. Nicholson and M. Bordeaux will refine aspects of the plan, including graphics and initial communication drafts to local businesses, then return to the full EDC for a workshop.

**8. Correspondence**

None.

**9. Adjournment**

**Motion by P. Casarella and seconded by M. Nicholson to adjourn. The motion passed unanimously (4-0).**

Chair N. Amwake adjourned the meeting at 8:51 p.m.

Respectfully submitted,  
Hannah Walcott (Board Clerk)

**TOWN OF HEBRON  
APPLICATION TO FIX ASSESSMENT OF PROPERTY UNDER  
SECTION 12-65B CONNECTICUT GENERAL STATUTES**

**Applicant Information:**

Business Name: 459 Church, LLC

Street Address: 459 Curch St

City: Amston State: CT Zip: 06231

Business Owner: Anthony McCarthy - Member Telephone: 860-310-2004

Email: Tony@mcconcrete.com

President: Jason Dycus - Memeber Telephone: 860-310-2004

Email: Jason@mcconcrete.com

Treasurer: Billie Sue McCarthy - Member Telephone: 860-310-2004

Email: Billie@mcconcrete.com

**Property Owner Information:**

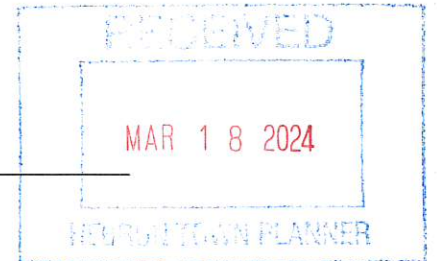
Owner Name: 459 Church, LLC

Owner Address: 30 Talbot In,

City: South Windsor State: CT Zip: 06231

Assessor's Map #: \_\_\_\_\_ Parcel #: 67-14

Street Address: 459 Curch St



**Requested Assistance:**

Please specify the type and amount of assistance that you are requesting?

The length of time (in years) you are requesting assistance? 10

A constant fixed amount of tax relief per year? In the amount of \_\_\_\_\_

A variable fixed amount of tax relief per year? In the following amounts:  
\_\_\_\_\_

Or, a graduated percentage of fixed assessment per year as follows:  
\_\_\_\_\_



**Project Description:**

- New Construction       Addition      Total Cost/Project: \$670,000
- Corporate Headquarters       Satellite Offices
- Campus-style office development       Research & Development
- Light Manufacturing       Mixed use facility
- Retail use       Information technology use
- Private recreational facilities       HealthCare Facilities to include continuing care centers

Anticipated date of initiation: 4/01/2025      Anticipated date of completion: 12/01/2025

Owner Occupied:  Yes     No      Builder for sublet:  Yes     No

# of square feet: 12,000      # of floors: 3

Type of Construction: White boxing

Planning and Zoning Approval:  Yes     No

**Employment Information:**

Total # of employees: 0    # of employees by category: Full-Time N/A    Part-Time N/A

# of jobs:

Manufacturing	<u>      </u>	Office	<u>      </u>	Other	<u>      </u>
Engineering	<u>      </u>	IT Related	<u>      </u>		
Semi-skilled	<u>      </u>	Unskilled	<u>      </u>		

Current/Initial Employment: 0      Projected employment (5 years): N/A

.....  
Please submit any additional information as an attachment to this application that you believe may assist our understanding of your request. This can include but is not limited to: Proposed building and site plans; business plan; background information on company or individual requesting assistance, anticipated economic impact to the Town of Hebron from this project, etc.

Date Submitted: 03/18/2024      Signature: Jason Dycus

For further information please contact: Michael K. O’Leary      Andrew Tierney  
Town Planner      Town Manager  
15 Gilead Street      and/or      15 Gilead Street  
Hebron, CT 06248      Hebron, CT 06248  
860-228-5971 x137      860-228-5971 x122  
[moleary@hebronct.com](mailto:moleary@hebronct.com)      [atierney@hebronct.com](mailto:atierney@hebronct.com)

**TOWN OF HEBRON  
PLANNING AND DEVELOPMENT DEPARTMENT**

**TO:** Economic Development Commission

**FROM:** Matthew R. Bordeaux, Town Planner

**DATE:** April 12, 2024

**RE:** Application for Economic Development Incentive Program  
459 Church, LLC – 459 Church St

***Introduction***

I am in receipt of an application for property tax abatement under the Hebron Economic Development Incentive Program, related to proposed improvements at 459 Church St, proposed by the property owner and developers, 459 Church, LLC. The historic mill building has been abandoned for many years and the Town of Hebron has expended a great effort to assist in its rehabilitation. The Town of Hebron was awarded a Brownfield Remediation and Revitalization Program Grant from the Connecticut Department of Economic and Community Development to remediate historic environmental contamination of the site.

459 Church, LLC acquired the property in 2020. As provided in the application form, attached, the applicant anticipates the total cost to rehabilitate the approximately 12,000 square foot building and site for retail and mixed use activity to be \$670,000.

***Hebron Economic Development Incentive Program***

The Hebron Economic Development Incentive Program was adopted to further the policy of the Town of Hebron to encourage the development and expansion of quality types of businesses. To attract these select businesses, the Town may offer tax abatement or other economic incentives if the Economic Development Commission and the Board of Selectmen deem such action to be in the best interest of the Town. The program was adopted in accordance with Connecticut General Statutes Section 12-65b. The State Statute provides that any municipality may, by affirmative vote of its legislative body, enter into a written agreement with a property owner or prospective property owner, for a period of not more than ten years, fixing the assessment of the real property or air space.

The provisions of this section of the statutes only apply if the improvements are for at least one of the following: (1) Office use; (2) retail use; (3) permanent residential use in connection with a residential property consisting of four or more dwelling units; (4) transient residential use in connection with a residential property consisting of four or more dwelling units; (5) manufacturing use; (6) warehouse, storage or distribution use; (7) structured multilevel parking use necessary in connection with a mass transit system; (8) information technology; (9)

recreation facilities; (10) transportation facilities; (11) mixed-use development; or (12) use by or on behalf of a health system.

While the Town of Hebron's Program has not been updated in a while, the local program remains substantially consistent with the State's enabling legislation. The local objectives of the program include attracting businesses that will generate additional tax revenue, provide jobs, provide high quality goods and services, and be consistent with the goals and policies of the Hebron Plan of Conservation and Development.

### ***Considerations for the Economic Development Commission***

The Economic Development Commission is charged with review of program applications and subsequent report and recommendation on the application to the Board of Selectmen. The Board of Selectmen's action on the application is final.

The applicant will be present at the Economic Development Commission's April 15 regular meeting to discuss the project and respond to questions. Please find attached the program application form, a renovations schematic and Location Map. Also included for your review is the Program description adopted by the Town of Hebron.

**MRB**

H:\Matt\Boards & Commissions\EDC\Economic Development Incentive Program\Applications\459 Church St\Memo.docx

**Attachments**



# TURSHEN MILL

## RENOVATIONS

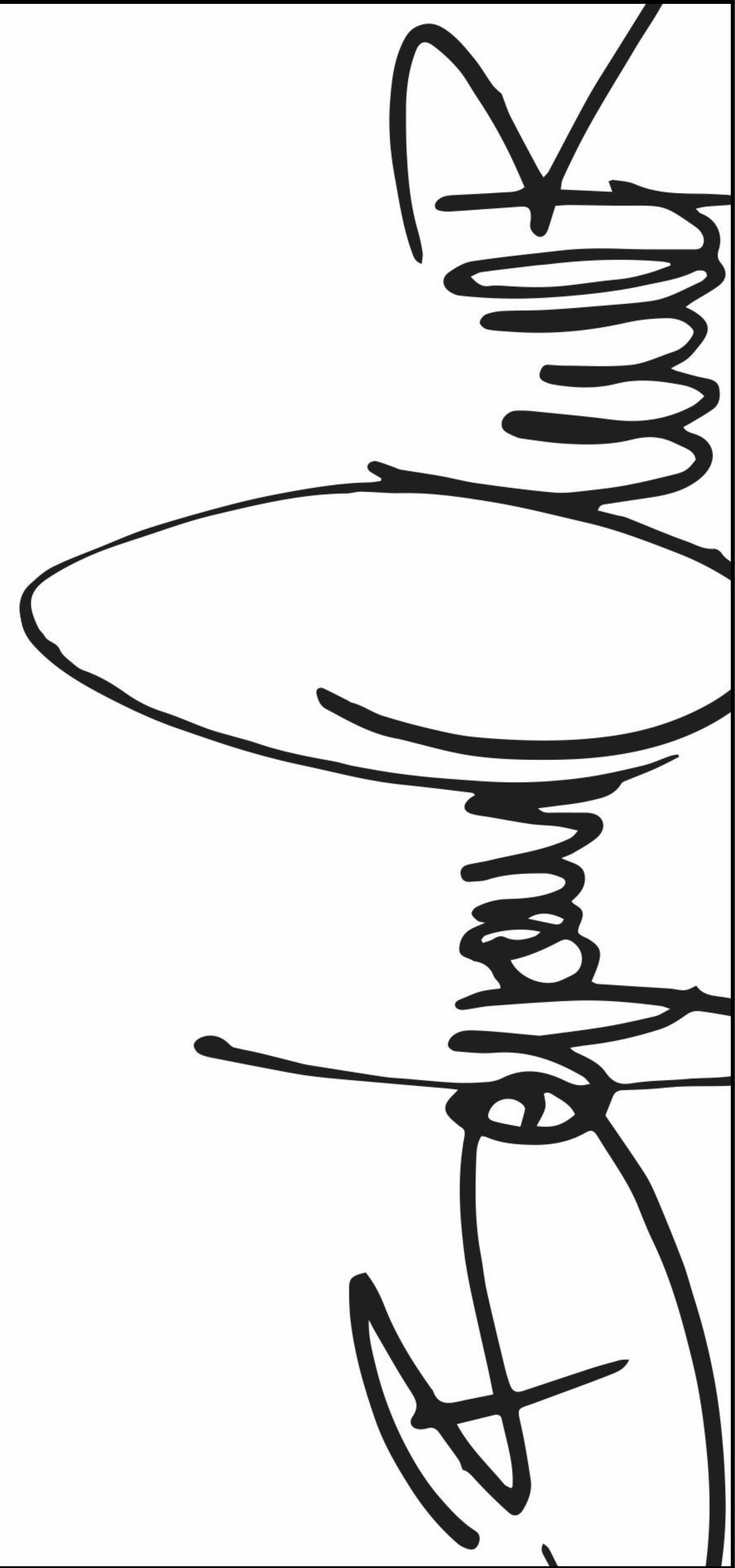
459 CHURCH STREET  
HEBRON, CT

## BOAD

600 JOHNSON AVE STE 201  
BROOKLYN, NY 11237

185 BURNHAM STREET  
EAST HARTFORD, CT 06108

917.767.9067





**1 ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 30'  
 0 30' 60'

*[Handwritten Signature]*

**BOAD**

600 JOHNSON AVE  
 STE 201  
 BROOKLYN, NY 11237  
 185 BURNHAM STREET  
 EAST HARTFORD, CT 06108  
 917.767.9067

IN ASSOCIATION WITH THE ARCHITECT:  
**R H SWEERS II, Proprietor**  
**RH SWEERS ARCHITECT**  
 rhs@sweersarch.com

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 DO NOT CONTACT THE ARCHITECT FOR BIDDING INFORMATION OR QUESTIONS, AS THE ARCHITECT IS NOT INVOLVED IN BIDDING!

PROJECT INFO

TURSHEN MILL  
 459 CHURCH STREET  
 HEBRON, CT

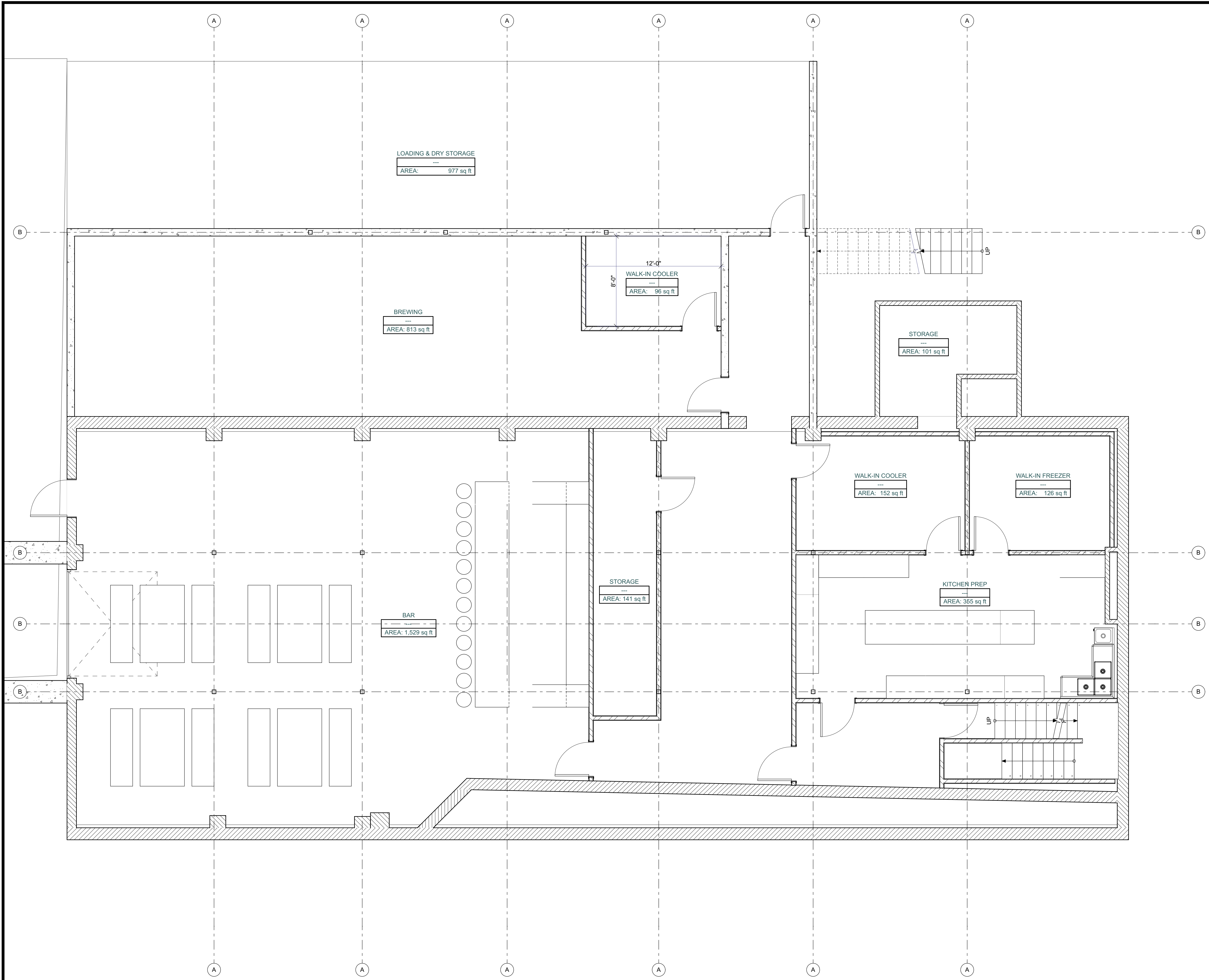
SHEET NAME  
**ARCHITECTURAL SITE PLAN**

SHEET ID

**AS-001**

ISSUED: 9/3/20





*Handwritten signature*

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PROJECT INFO  
 TURSHEN MILL  
 459 CHURCH STREET  
 HEBRON, CT

SHEET NAME  
**LOWER LEVEL FLOOR PLAN**

SHEET ID  
**A-100**  
 ISSUED: 9/3/20

**1 LOWER LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8

Created on: Thursday, September 3, 2020



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TURSHEN MILL  
 459 CHURCH STREET  
 HEBRON, CT

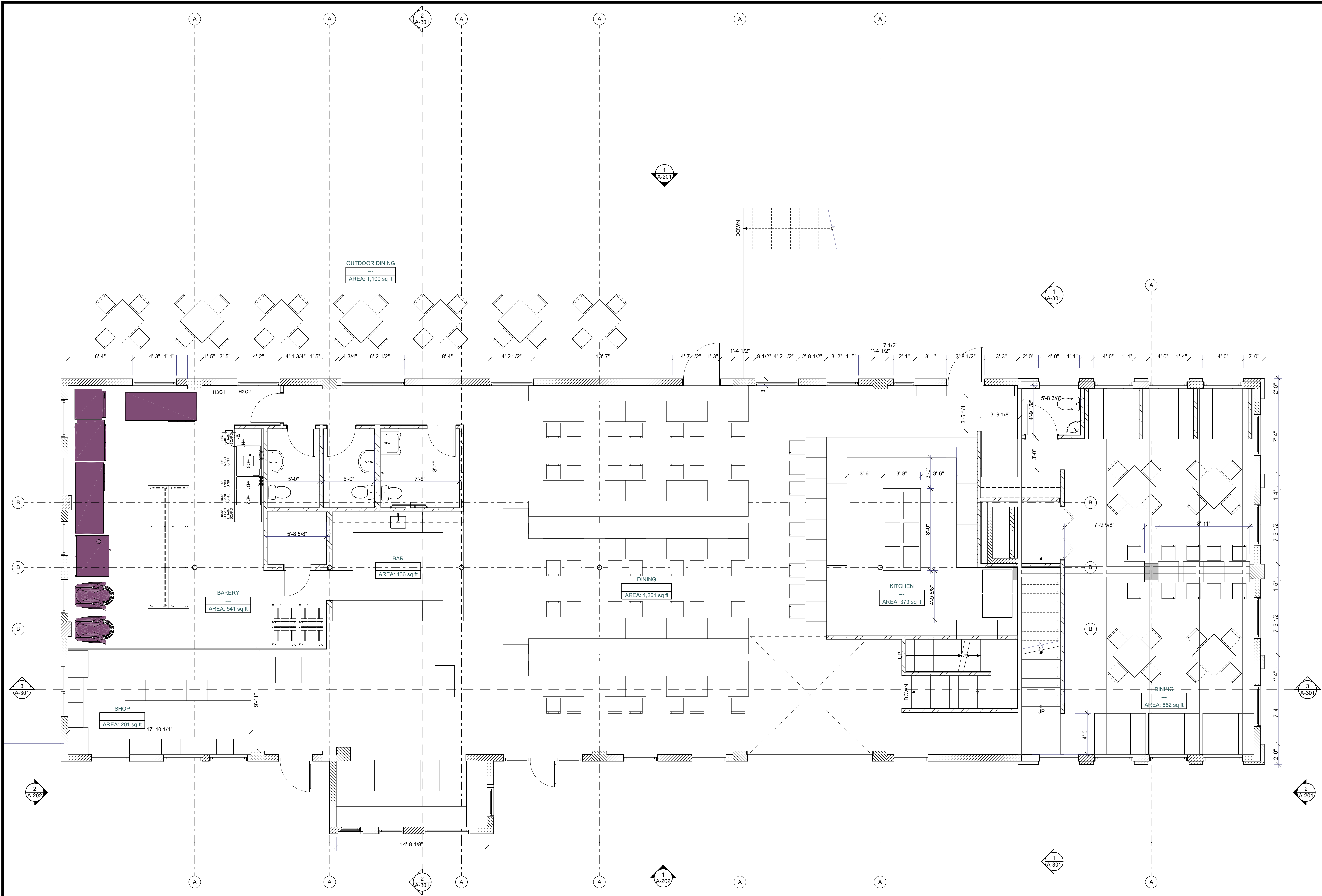
SHEET NAME  
**FIRST FLOOR PLAN**

SHEET ID

**A-101**

ISSUED: 9/3/20

Created on: Thursday, September 3, 2020



**1 FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8



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 459 CHURCH STREET  
 HEBRON, CT

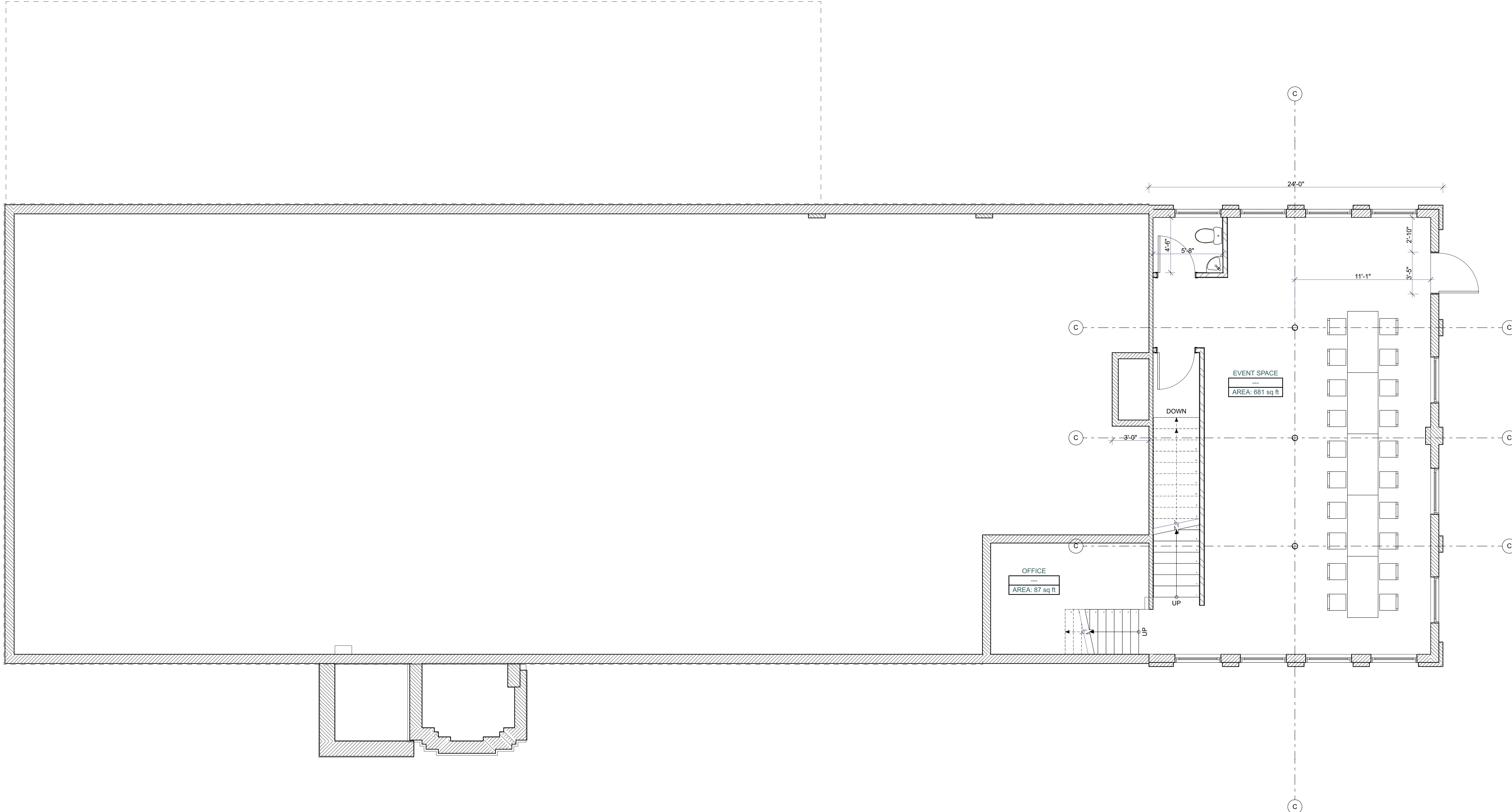
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SECOND FLOOR  
 PLAN

SHEET ID

**A-102**

ISSUED: 9/3/20



**1 SECOND FLOOR PLAN**  
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 0 2 4 8



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PROJECT INFO

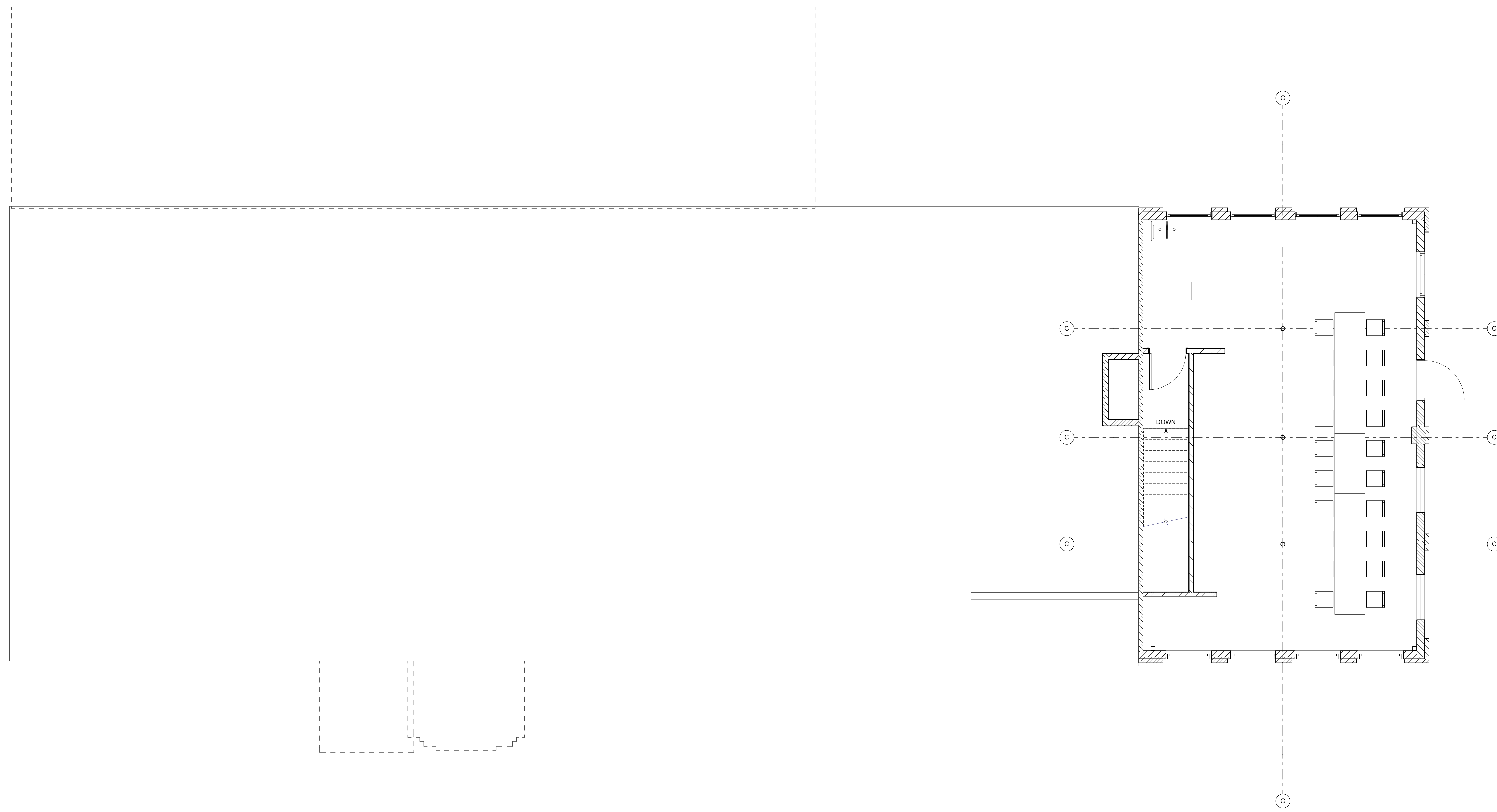
TURSHEN MILL  
459 CHURCH STREET  
HEBRON, CT

SHEET NAME  
**THIRD FLOOR PLAN**

SHEET ID

**A-103**

ISSUED: 9/3/20



1

**THIRD FLOOR**

SCALE: 1/4" = 1'-0"





**BOAD**

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459 CHURCH STREET  
HEBRON, CT

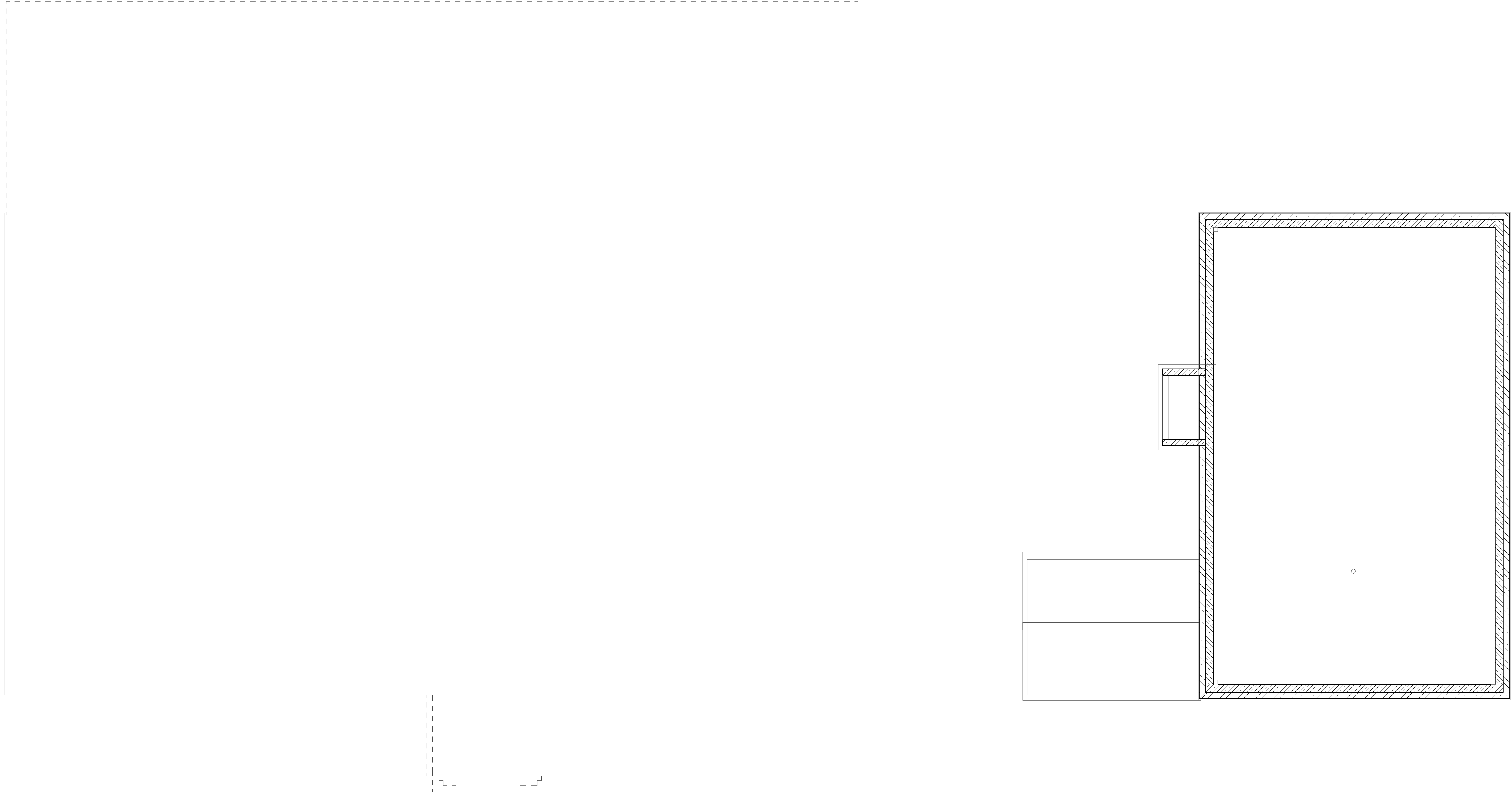
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ROOF PLAN

SHEET ID

**A-104**

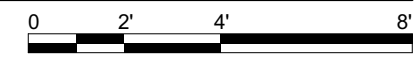
ISSUED: 9/3/20



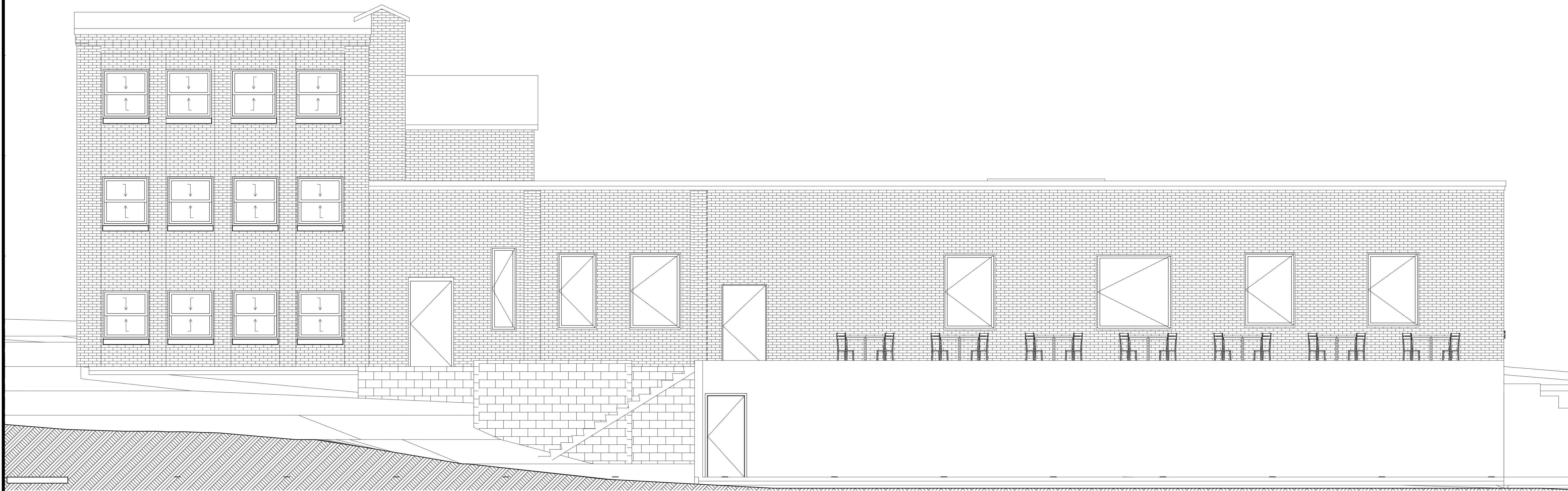
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**ROOF PLAN**

SCALE: 1/4" = 1'-0"

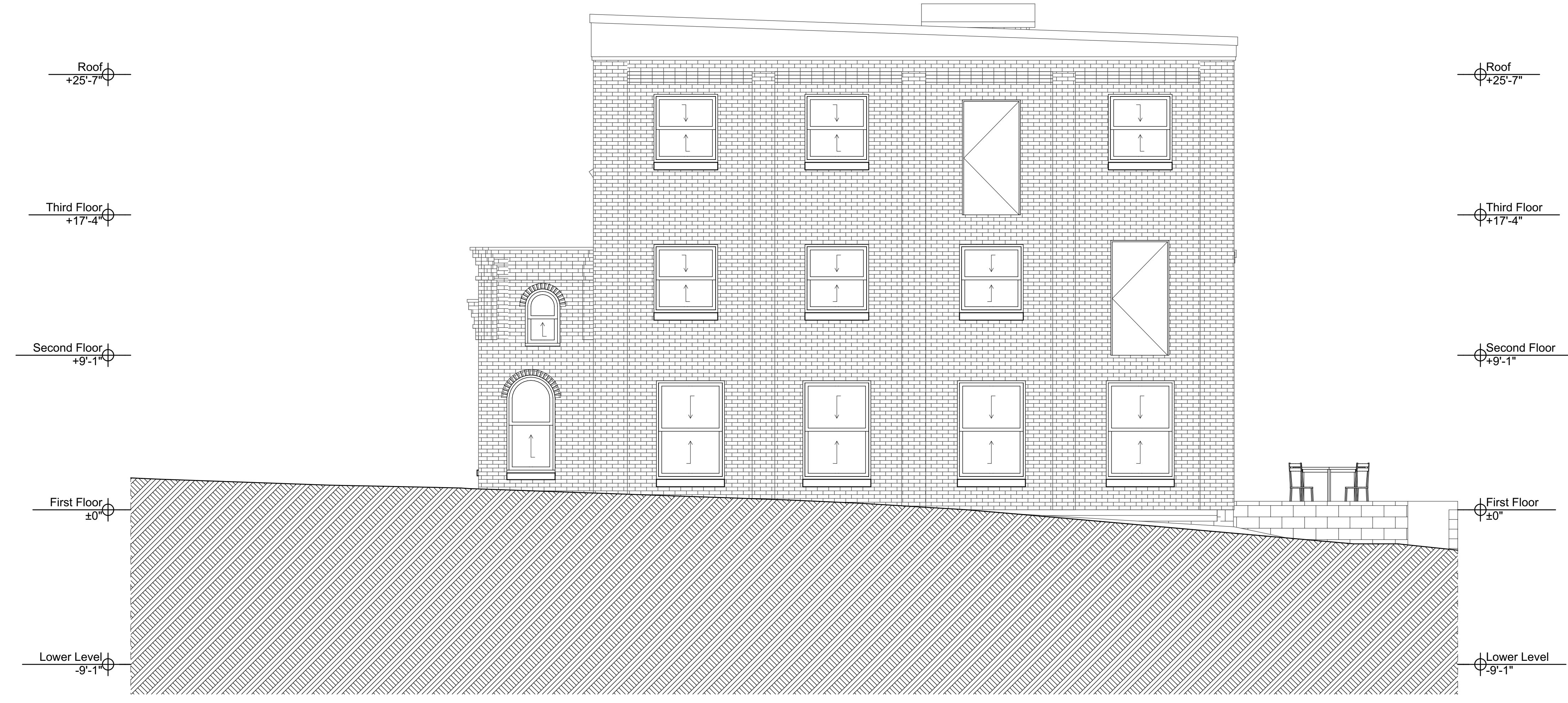






**1 SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**2 WEST ELEVATION**

SCALE: 1/4" = 1'-0"

*[Handwritten Signature]*

**BOAD**

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BROOKLYN, NY 11237  
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459 CHURCH STREET  
HEBRON, CT

SHEET NAME

EXTERIOR  
ELEVATIONS

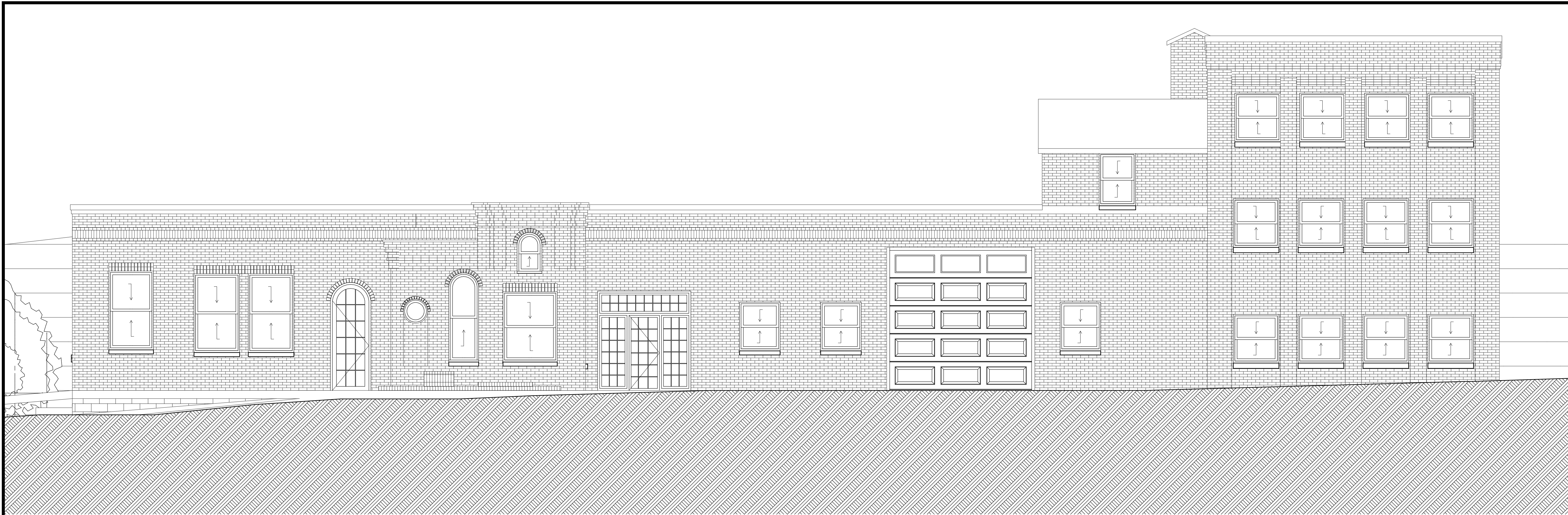
SHEET ID

**A-201**

ISSUED: 9/3/20

Created on: Thursday, September 3, 2020





**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

*Handwritten signature: R. H. Sweers II*

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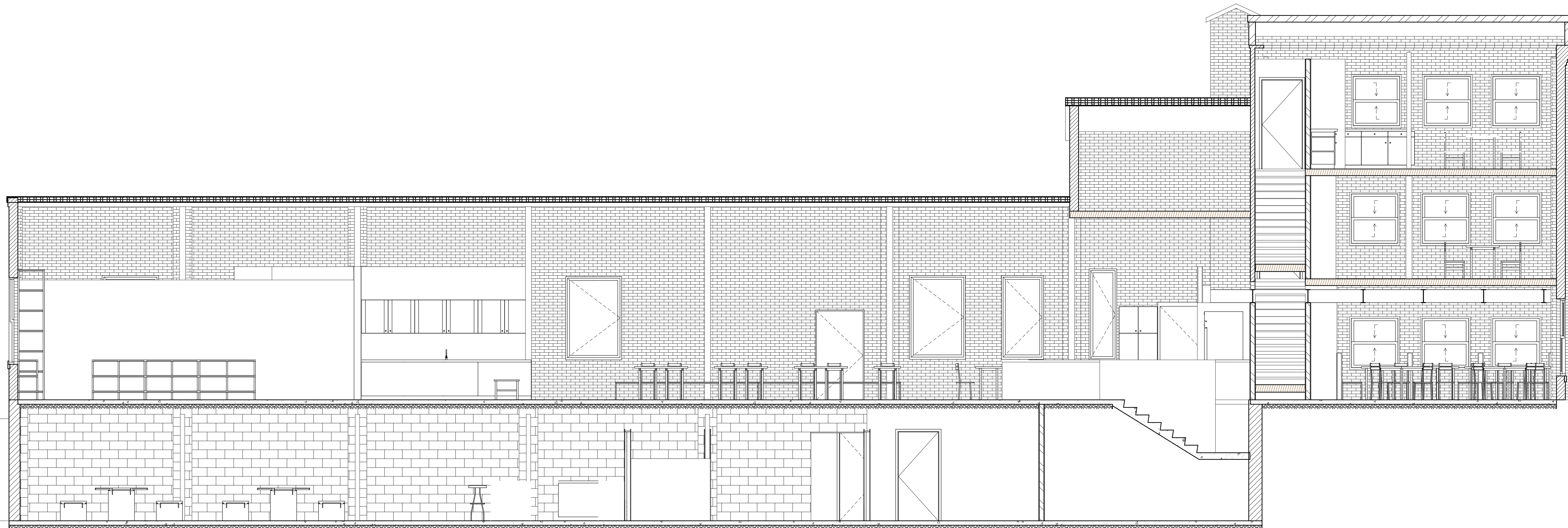
PROJECT INFO  
TURSHEN MILL  
459 CHURCH STREET  
HEBRON, CT  
SHEET NAME

EXTERIOR  
ELEVATIONS

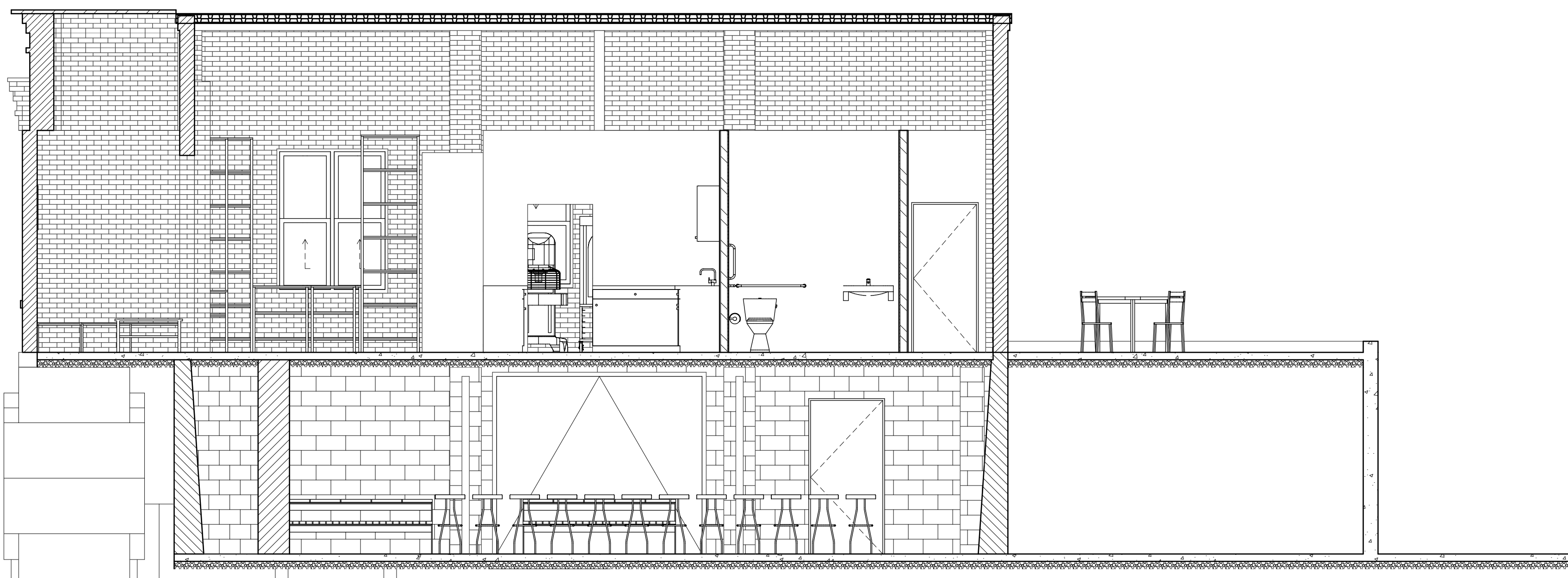
SHEET ID  
**A-202**  
ISSUED: 9/3/20

Created on: Thursday, September 3, 2020

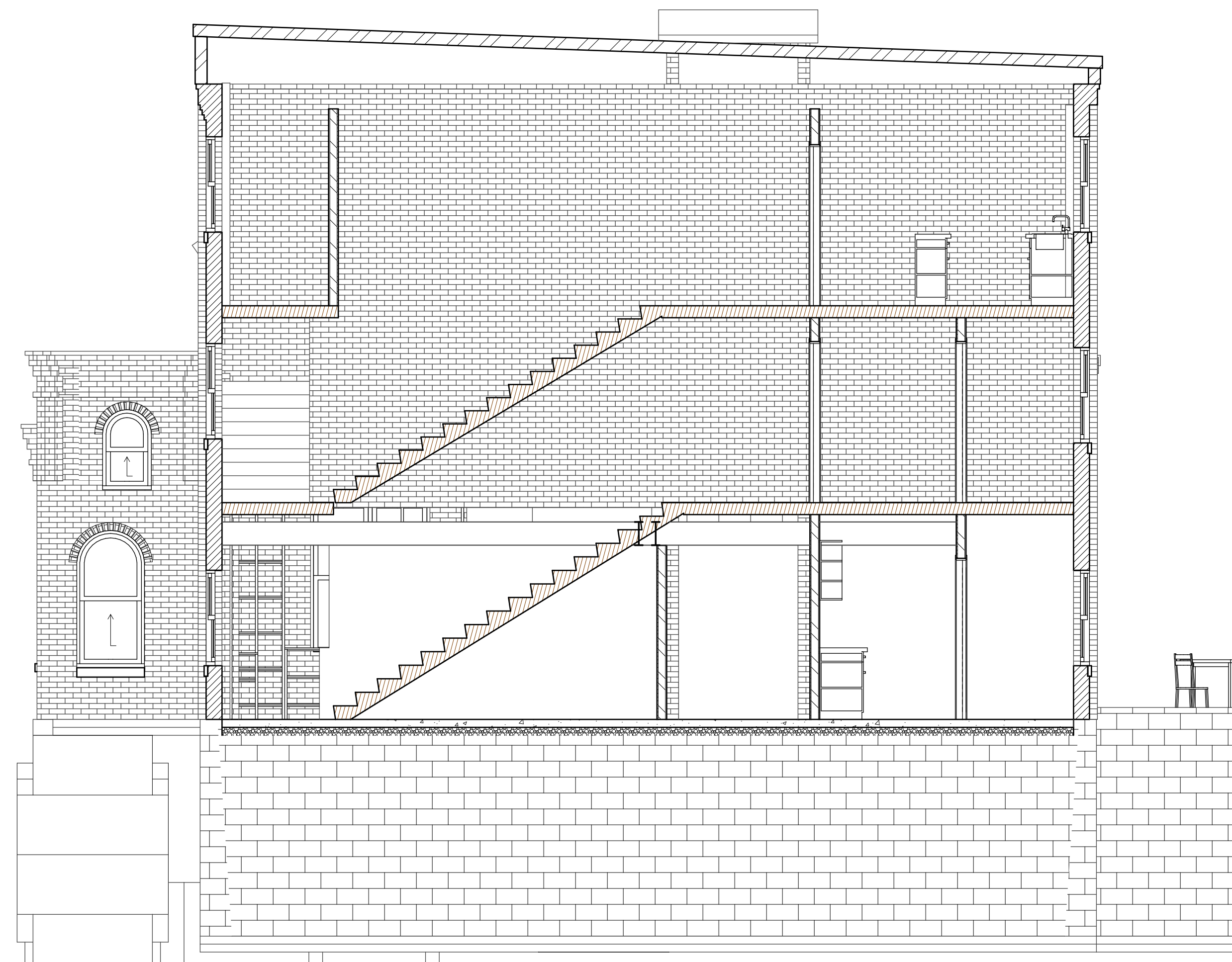




**3** BUILDING SECTION 1  
SCALE: 1/4" = 1'-0"



**2** BUILDING SECTION B  
SCALE: 1/4" = 1'-0"



**1** BUILDING SECTION A  
SCALE: 1/4" = 1'-0"

*R. H. Sweers II*

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PROJECT INFO

TURSHEN MILL  
459 CHURCH STREET  
HEBRON, CT

SHEET NAME

**BUILDING SECTIONS**

SHEET ID

**A-301**

ISSUED: 9/3/20

**TOWN OF HEBRON**

**ECONOMIC  
DEVELOPMENT INCENTIVE  
PROGRAM**

**DEVELOPED BY:**

**HEBRON ECONOMIC DEVELOPMENT COMMISSION**

**Approved by:**

**Hebron Board of Selectmen**

**Date: July 15, 2010**

**Revised: April 6, 2017**

*Town of Hebron  
Town Office Building  
15 Gilead Street  
Hebron, Connecticut 06248  
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## **ECONOMIC DEVELOPMENT INCENTIVE PROGRAM**

It is the policy of the Town of Hebron to encourage the development and expansion of quality types of businesses. In an effort to attract these select businesses, the Town may offer tax abatement or other economic incentives if the Economic Development Commission and the Board of Selectmen deem such action to be in the best interest of the Town.

### **TYPES OF BUSINESS/INDUSTRY TARGETED**

Incentives will be used to encourage, but shall not be limited to, the following types of development:

1. Corporate headquarters
2. Corporate satellite offices
3. Campus-style office development
4. Research and development facilities
5. Light manufacturing facilities
6. Mixed-use facilities
7. Retail use
8. Information technology use
9. Private recreation facilities
10. Health Care Facilities to include continuing care centers

## **OBJECTIVES OF THE TOWN OF ECONOMIC DEVELOPMENT INCENTIVE PROGRAM**

The Town is interested in attracting businesses that will accomplish, but shall not be limited, to these goals:

1. Generate additional tax revenue through real estate and/or personal property taxes.
  2. Provide employment opportunities.
  3. Provide high quality goods and services.
  4. Conform to the Goals and Policies of the Town of Hebron Plan of Conservation and Development.
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## **TYPES OF ASSISTANCE AVAILABLE**

### **A. NEW BUILDING CONSTRUCTION OR ADDITIONS TO EXISTING BUILDINGS**

#### **TAX AGREEMENTS AS PERMITTED UNDER CGS, Section 12-65b**

The assessment of the real property and all improvements thereon or therein and to be constructed thereon or therein may be fixed, or may be phased-in, at the discretion of the Hebron Board of Selectmen as follows.

The Town of Hebron, by affirmative vote of its Board of Selectmen, may enter into a written agreement, for a period of not more than ten years, with any party owning or proposing to acquire an interest in real property in Hebron, fixing the assessment of the real property which is the subject of the agreement, and all improvements thereon or therein and to be constructed thereon or therein, subject to all of the other provision of this document and policy. For purposes of this policy, " all improvements thereon or therein and to be constructed thereon or therein " includes the rehabilitation of existing structures.

The assessment period shall commence with the fiscal year of the Town of Hebron for which a tax list is proposed on the October first immediately preceding the issuance of a certificate of occupancy for the new construction, or occupancy of the new construction. The assessment of the real property for the period prior to the assessment period shall be determined in the normal course pursuant to State and local laws and ordinance.

#### **Application Requirement and Procedures**

Any applicant who is delinquent in any taxes that are otherwise due to the Town of Hebron shall be ineligible to enter into any such agreement.

Applications are encouraged to be submitted to the Economic Development Commission prior to submission of the formal site plan application to the Planning and Zoning Commission.

The Economic Development Commission shall review the application, and shall receive supporting documentation and request a presentation from the applicant. The Economic Development Commission shall then make a report and recommendation to the Board of Selectmen within sixty (60) days of receipt of a completed application by the Economic Development Commission. The Board of Selectmen's action on the application shall be



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final and shall occur within sixty (60) days of its receipt of approvals required by all Town agencies or Commissions.

The Board of Selectmen reserves the right to alter or waive any of the foregoing provisions. These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, without a public hearing, by action of the Board of Selectmen.

**B. ROAD CONSTRUCTION, UTILITY EXTENSION AND IMPROVEMENT ASSISTANCE**

The Town of Hebron may assist the applicant in its attempt to offset the cost of public roads proposed for construction and/or utilities proposed for extension and/or improvement to serve desirable businesses and industries.

In the case of new road construction, the property on both sides of the new road must be zoned for industrial or commercial uses.

The new road must, when completed, connect at one end with the existing highway system of the Town. The title to the land on which such road is to be constructed shall be conveyed to the Town by Warranty Deed, for a nominal consideration, upon completion and approval, before any contribution is made by the Town. The plan for such road and associated site development must receive the approvals required of all Town agencies or commissions. Costs eligible for reimbursement shall exclude electric service and telephone service.

In the case of utility extension/improvement, the plan for such extension/improvement and associated site development must receive the approvals required of all Town agencies or commissions. Applications for reimbursement shall be limited to the extension/improvement of storm-water drainage, sanitary sewer, and other municipal utilities as may become available.

The applicant's reimbursement shall be based on the difference between the tax revenue collected before improvements and issuance of the Certificate of Occupancy and the tax revenues after such events. The taxes are those attributable to real estate and personal property.

Subject to the foregoing and following conditions, the town may reimburse the applicant for up to 100% of the costs of eligible public improvements upon receipt and approval of documentation of expenses incurred. Reimbursement will be in three (3) annual installments after the road is accepted by the Town. Each installment will not be greater than 50% of the additional tax revenues generated by the improvements for that year up to a maximum of 33% of the total reimbursement amount. Reimbursement shall be due

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sixty (60) days after the first tax payment is received from the facilities that generated the increase in the assessment. The three year period shall begin once public improvements are completed to the satisfaction of the Town, and when occupancy of the new construction occurs or when a Certificate of Occupancy is issued for any building(s) benefiting from such improvements.

The Board of Selectmen reserves the right to include in any agreement under the guidelines any additional requirements pertaining to the road construction, utility expansion/improvement or site development.

**Application Requirements and Procedures**

The application for Town reimbursement shall be approved prior to construction start-up on the project. The applicant shall bear all costs for the planning, engineering, and construction of such facilities.

Any applicant who is delinquent in any taxes that are otherwise due to the Town of Hebron shall be ineligible to enter into any such agreement.

Application shall be made to the Economic Development Commission, and shall be in such form and contain such information as prescribed by the Economic Development Commission. Information required shall include, but not be limited to, site plans, itemization of improvements by category, quantity and cost, construction schedules, projected additional employees, identification of any public incentives, financial or otherwise, which are included in the project financing.

The Economic Development Commission shall review the application, and shall receive supporting documentation and request a presentation from the applicant. The Economic Development Commission shall then make a report and recommendation to the Board of Selectmen within sixty (60) days of receipt of a completed application by the Economic Development Commission. The Board of Selectmen's action on the application shall be final and shall occur within sixty (60) days of its receipt of approvals required by all Town agencies or Commissions.

In the event of unusual or extraordinary circumstances, the Board of Selectmen reserves the right to alter or waive any of the foregoing provisions. These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, without a public hearing, by action of the Board of Selectmen.

Neil H. Amwake  
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March 21, 2024

Mr. Andrew J. Tierney  
Town Manager  
Town of Hebron  
15 Gilead Street  
Hebron, Connecticut 06248

Subject: Resignation from the Hebron Economic Development Commission

Andy,

Please accept this letter as notice of my resignation from the Hebron Economic Development Commission.

I have enjoyed working with Town staff and other commission members during my time serving on the Economic Development Commission.

Sincerely,

*Neil H. Amwake*

Neil H. Amwake, P.E., MBA

pc: Matthew Bordeaux, Town Planner