



Town of Hebron

Tax Abatement Policy for New Construction

TOWN OF HEBRON

**ECONOMIC
DEVELOPMENT INCENTIVE
PROGRAM**

DEVELOPED BY:

HEBRON ECONOMIC DEVELOPMENT COMMISSION

Approved by:

**Hebron Board of Selectmen
Date: July 15, 2010**

***Town of Hebron
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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:

- 1) for a period of not more than seven (7) years, provided the cost of such improvements to be constructed is not less than Three Million Dollars (\$3,000,000);
- 2) for a period of not more than two (2) years, provided the cost of such improvements to be constructed is not less than Five Hundred Thousand Dollars (\$500,000); or,
- 3) to the extent of not more than fifty percent (50%) of such increased assessment, for a period of not more than three years, provided the cost of such improvements to be constructed is not less than twenty-five thousand dollars (\$25,000).

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

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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.

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

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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 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.

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

Applicant Information:

Business Name: _____

Street Address: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Business: _____
Owner

Telephone: _____

Email: _____

President: _____

Telephone: _____

Email: _____

Treasurer: _____

Telephone: _____

Email: _____

Property Owner Information:

Owner Name: _____

Owner Address: _____

City: _____ State: _____ Zip: _____

Assessor's Map #: _____ Parcel #: _____

Street Address: _____

Requested Assistance:

Based on the cost of your project, which category of assistance are you requesting?

- Assistance for fixed period of not more than seven (7) years, provided the cost of such improvements to be constructed is not less than \$3,000,000.
- Assistance for a period of not more than two (2) years, provided the cost of such improvements to be constructed is not less than \$500,000.
- Assistance to the extent of not more than fifty percent (50%) of such increased assessment, for a period of not more than three years, provided the cost of such improvements to be constructed is not less than twenty-five thousand dollars (\$25,000).

Project Description:

- New Construction Addition Total Cost/Project: _____
- | | |
|--|---|
| <input type="checkbox"/> Corporate Headquarters | <input type="checkbox"/> Satellite Offices |
| <input type="checkbox"/> Campus-style office development | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Light Manufacturing | <input type="checkbox"/> Mixed use facility |
| <input type="checkbox"/> Retail use | <input type="checkbox"/> Information technology use |
| <input type="checkbox"/> Private recreational facilities | <input type="checkbox"/> HealthCare Facilities to include continuing care centers |

Anticipated date of initiation: _____ Anticipated date of completion: _____

Owner Occupied: Yes No Builder for sublet: Yes No

of square feet: _____ # of floors: _____

Type of Construction: _____

Planning and Zoning Approval: Yes No

Employment Information:

Total # of employees: _____ # of employees by category: Full-Time _____ Part-Time _____

of jobs:

Manufacturing _____	Office _____	Other _____
Engineering _____	IT Related _____	
Semi-skilled _____	Unskilled _____	

Current/Initial Employment: _____ Projected employment (5 years): _____

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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, etc.

Date Submitted: _____ Signature: _____

For further information please contact:

Michael K. O’Leary Town Planner 15 Gilead Street Hebron, CT 06248 860-228-5971 x137 moleary@hebronct.com	and/or	Bonnie Therrien Town Manager 15 Gilead Street Hebron, CT 06248 860-228-5971 x122 btherrien@hebronct.com
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