



**CITY OF DERBY
Tax Incentive Committee Meeting Minutes
August 22, 2018**

Committee Members

BOA

Charles Sampson
Ron Sill
Evelyn Browning

Tax Board

Judy Szewczyk
Ray Bowers
Jim Butler

Administration

Mayor Rich Dziekan
Carmen DiCenso, Economic Dev. Liaison, Chairperson
Andrew Baklik, Chief of Staff
Sal Coppola, Finance Director

Mr. DiCenso called the meeting to order at 7:00 pm. All rose and pledged allegiance to the flag.

Roll Call

Present: Judy Szewczyk, Evelyn Browning, James Butler, Charles Sampson, Carmen DiCenso, Mayor Richard Dziekan, Andrew Baklik, Sal Coppola

Excused: Ray Bowers, Ronald Sill

Also Present: Atty. Vincent Marino, Betsy Quist, Assessor, and Rob Rowson, Derby Downtown LLC

Public Portion

Frederick Picoski – 216 Derby Avenue addressed the committee explaining that when business come in you have to look at the total cost not just the taxes, costs such as utilities and labor. Retail is becoming dead. Businesses that are drawn in have to be different. Although he is happy that Big Y is coming in to Derby and would like to see different business drawn to the city with the tax incentive.

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No one else from the public spoke. Mr. DiCenso closed the public portion closed.

Discussion on goals and objectives of the committee

Mr. DiCenso led the discussion regarding the goals and objectives of the committee and asked if the committee had any questions on the goals and objectives of the committee.

Discussion and possible action on applications from any group or entity that adheres to the following:

- 1. Total value of the investment new to grand list is not less than \$_____**
- 2. Applicant is not delinquent in any taxes, water or sewer charges to the city.**
- 3. City has right of refusal if it is not in the best interest of the city.**

Mr. DiCenso led a lengthy discussion regarding the application that is in the development stages. Mr. DiCenso explained that the application would be passed through the Economic Development Liaison, to the Mayor, then to the BOA for final approval. Mr. Sampson asked the Derby Assessor, Betsy Quist to possible add on the application a section for the current assessment number and a projected assessment number. Ms. Quist also suggested adding the language (non-binding) for application purposes only. Mr. Baklik suggested taking sections A-J of the ordinance and include it to the application. Ms. Quist also suggested that there should be language be added to the application if the contract is broken. If the contract is broken who bears the burden of the obligation or once the contract is broken the abatement disappears. At the next meeting, Mr. DiCenso will come back to the committee with a revised copy of the application for review.

Discussion and possible action to accept revenue packages for investors.

There was a lengthy discussion on what type of business to attract with tax incentives that would be in the best interest of the City of Derby. Atty. Marino advised the board that they will have to decide what type of business is best for Derby, then set the threshold for investors to qualify for these incentives. The goal is to give tax incentives to attract these specific types of developments that would best serve Derby. Ms. Quist will come to the next meeting with some figures so that a more informed decision can be made when deciding on a revenue package.

Discussion of Base Incentive Program

- a. Popeye's
- b. Urgent Care
- c. Panera Bread
- d. Marshall Lane Manor/ AIEP

Mr. DiCenso began the discussion of what the construction costs of these current businesses are to help give the committee more of an idea of where to set the thresholds. Ms. Quist will run some numbers on costs that would equate to the Grand List. Mr. Dicenso will meet with Ms. Quist to go over some of the properties in town that have been refurbished and some new properties to see how they have enhanced the assessments and will report their findings at the next meeting.

Discussion and Possible Action to set guidelines for the Levels of Tax Incentives with Personal Property Tax.

There will be no incentives for Personal Property Tax.

Discussion on Creating a District for Tax Incentive

There will be no district for the tax incentive but instead this will be referred to as adaptive reuse.

Mr. DiCenso scheduled the next meeting for September 12, 2018 at 6:30 pm.

Adjournment

A motion to adjourn the meeting was made by Mr. DiCenso and seconded by Mr. Sampson at 8:10 pm. Motion Carried.

Respectfully Submitted,

Meg Martins

Recording Secretary