



# TOWN OF MIDDLEBURY

## Office of the Selectmen

### MINUTES MEETING OF THE BOARD OF SELECTMEN Monday, February 1, 2021 – 4:00 p.m. REMOTE ATTENDANCE ONLY HELD CONCURRENTLY WITH ZOOM

**Present:** Edward B. St. John, First Selectman  
Elaine M. Strobel, Selectman  
Ralph J Barra, Selectman

**Also Present:** Attorney Robert Smith  
Terry McAuliffe, Economic Development Commission  
Barbara J. Whitaker, Recording Clerk  
Linda Zukauskas, Reporter - Voices

#### Call to Order with Pledge of Allegiance

The meeting was called to order by the First Selectman at 4:00 p.m. with the Pledge of Allegiance.

#### Approval of January 19, 2021 Meeting Minutes

First Selectman St. John MOTIONED to approve the minutes of the January 19, 2021 meeting SECONDED by Selectman Barra. Unanimous approval.

#### Tax Rebates

Acar Leasing, Ltd., Arlington, TX	\$125.03
Acar Leasing, Ltd., Arlington, TX	\$85.46
Acar Leasing, Ltd., Arlington, TX	\$70.80
Benjamin Brown, Middlebury, CT	\$27.37
CCAP Auto Lease, Ltd., Dallas, TX	\$289.15
JP Morgan Chase Bank, Ft. Worth, TX	\$418.99
Nissan Infiniti, ltd., Sacramento, CA	\$223.37

First Selectman St. John MOTIONED to approve the above-mentioned tax rebates SECONDED by Selectman Strobel. Unanimous approval.

RECEIVED FOR FILING  
February 20 21 at 3:40p. M.  
TOWN CLERK'S OFFICE  
MIDDLEBURY, CT  
Mary Beth Lukanowski  
TOWN CLERK

#### Appointments

##### Land Preservation Commission Appointments

At this time the First Selectman explained that names were submitted by the Republican Town Committee for appointment, but that the Board was still waiting for names from the Democratic Town Committee. The individuals were appointed to the Land Preservation & Open Space Acquisition Commission (this Commission was changed to a Committee by vote of the electors of the Town per Charter Revisions accepted and approved in November 2020):

APPOINTEE	TERM
Paul Bialobzreski	February 1, 2021 to February 1, 2023
Erika Carrington	February 1, 2021 to February 1, 2025
Ray Pietrorazio	February 1, 2021 to February 1, 2023
Malcolm Todt	February 1, 2021 to February 1, 2025
Doug Veillette	February 1, 2021 to February 1, 2023

The First Selectman explained that these appointments are staggered similar to the other Commissions in town. This is so the Commission does not keep changing continuously and to add some continuity to the Commission. The First Selectman added that the remaining appointments will be made when the Chairman of the Democratic Town Committee gives him the names of the nominees.

First Selectman St. John MOTIONED to make the above-mentioned appointments; SECONDED by Selectman Strobel. Unanimous approval.

### **Reappointments**

The First Selectman MOTIONED to reappoint\_JoAnn Cappelletti (R), as representative for the Greater Waterbury Transit District ; for a term from February 6, 2021 to February 5, 2026; SECONDED by Selectman Strobel. Unanimous approval.

First Selectman St. John MOTIONED to approve Richard H. Nicol (R) as Northwest Connecticut Public Safety Committee Representative for a term from January 1, 2021 to January 1, 2023; SECONDED by Selectman Barra. Unanimous approval.

### **Discussion and Consideration**

#### **Proposed Fourth Tier to Tax Abatement Program**

Terry McAuliffe, Chairman of the Economic Development Commission discussed with the Board the Commission's idea to widen the current tax abatement program to include a fourth tier or investments above \$5M. The restricting of the tax abatement tiers would include the modification of the third tier which now runs from \$3M to \$5M.

Mr. McAuliffe explained that currently, tax agreements can be entered into with any party owning or proposing to acquire an interest in real property in the Town of Middlebury 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 the cost of the project improvements (based on the valuation of construction and or renovations) exceeding the following thresholds: over \$3,000,000 for 5 years; \$500,000 - \$3,000,000 for 4 years; and \$100,000 - \$499,999 for 3 years.

An applicant who obtains commercial/industrial development property for the purpose of engaging in any of the activities or uses contemplated for this tax abatement program, or who engages in a capital improvement project for an already existing business enterprise located in the Town of Middlebury which qualifies under this tax abatement program, which development property or capital improvements have the effect of a net gain of assessed value in an amount of \$100,000.00 or greater, may apply for the following tax rebate:

<u>YEAR</u>	<u>PERCENTAGE OF INCENTIVE</u>
1	35
2	25
3	15

The fourth tier is proposed to be designed for five years with the first year abatement being higher – perhaps at 50% decreasing over 5 years. Mr. McAuliffe explained that the EDC has preliminarily discussed this addition and will probably come to an agreement as a Commission in February or March to be passed on to the Board of Selectmen and Town Attorney for review.

The First Selectman requested that the EDC also share with the Board their findings on tax abatement programs from neighboring towns. The First Selectman also requested that current applicants that qualify for the 35% remain subject to the current tax abatement plan – or that the change may need to be made retroactive. Mr. McAuliffe explained that Metro Realty currently has a tax abatement that is \$3.5M

Selectman Strobel asked if there have been any companies in the \$5M tier that have walked away. Mr. McAuliffe said there were none he was aware of however, the Town does have a lot of competition from other local towns and cities.

**Adjournment**

First Selectman St. John MOTIONED to adjourn the meeting at 4:35 p.m.; SECONDED by Selectman Barra. Unanimous approval.

These minutes are submitted this 2<sup>nd</sup> day of February, 2021 subject to approval.

Respectfully submitted,

*Barbara J. Whitaker*

Barbara J. Whitaker  
Recording Clerk