



TOWN OF MIDDLEBURY

Economic Development Commission

**Regular Meeting Minutes, Tuesday September 28, 6:30 p.m.
Shepardson Community Center, Room 4**

Present: Chairman Terrence McAuliffe
Commissioner Anthony Minchella
Commissioner Frank Mirovsky
Commissioner Armando Paolino
Commissioner Mark Petrucci

Also Present: Michael Clemmey

Absent: Commissioner David Cappelletti

CALL TO ORDER

The meeting was called to order at about 6:35 pm.

Approval of minutes of June 22, 2021 meeting.

Frank Mirovsky MOTIONED to approve the minutes, SECOND by Anthony Minchella and unanimously voted.

TAX INCENTIVE APPLICATION – Boch Middlebury-Waterbury, LLC (Subaru)

Boch Enterprises Vice-President Michael Clemmey discussed the construction of a new \$7,622,000 Subaru dealership at 1660 Straits Turnpike. He said the business would start with 51 employees from the prior Watertown dealership and add 24 new people over the next two years. The valuation of the property prior to construction, which was rezoned from residential to commercial, is to be determined by the Town Assessor.

At the conclusion of the review process, a MOTION was made by Armando Paolino, SECOND by Mark Petrucci and unanimously approved to forward the application to the selectman's office with a recommendation that the commission's review is complete and the applicant is in compliance with our policy.

OLD BUSINESS

Extension of Tax Abatement Program

Armando Paolino started with a review of tax abatement programs from several Connecticut towns, thanking Mark Petrucci for his help. He said they all conformed to Connecticut Statutes, but varied in the abatement amounts and years duration. He said the maximum abatement percentage allowed by the statutes was 50%.

Mr. Paolino also discussed a very large \$230 million agreement between the Town of Windsor and Amazon Services, LLC for a fulfillment center. He said very large deals like that, if presented to Middlebury, would be best handled outside the tax abatement program and instead follow Windsor's example.

Mr. Paolino then discussed a proposed "fourth tier" of Middlebury's tax abatement program for capital improvements greater than \$10 million. The new tier would be for five years, similar to the current third tier, but would have much higher abatement percentages, starting from the state statute maximum of 50% in the first year, and going down 5% in each succeeding year to 30% in the fifth year.

After discussion, he agreed to send documentation on the proposed revision, as well as other information discussed, to commissioners for the next regular meeting where a review and possible vote might be taken.

ADJOURNMENT

Anthony Minchella MOTIONED to adjourn, SECOND by Frank Mirovsky and unanimously voted at about 7:45 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Commission Members