

**ECONOMIC DEVELOPMENT AGENCY
PLAINVILLE, CONNECTICUT**

**REGULAR MEETING
APRIL 21, 2022
MINUTES**

REGULAR MEETING AT 7:00 P.M.

**Room 302
Municipal Center**

PRESENT: V. Dumais, Mark Chase, Helen Bergenty, Joseph Klepacki,

ALTERNATES: M. Romanow, T. Maynard

STAFF PRESENT: Cal Halburger, *Economic Development Coordinator*, Mark Devoe, *Town Planner*, Robert Lee, *Town Manager*

ABSENT: N. Autunno (excused), R. Berube (excused)

I. ROLL CALL

There was a quorum.

A motion was made by: J. Klepacki to elevate M. Romanow from alternate for the purpose of meeting votes.

Seconded by: H. Bergenty

All in Favor 4 to 0

Motion Passes, Marc Romanow is elevated

II. ORAL PETITIONS

None

III. MINUTES

A motion was made by: J. Kelpacki to approve the Regular Meeting Minutes of December 9, 2021 as written.

Seconded by: M. Romanow

All in Favor 5 to 0

Minutes Approved

IV. NEW BUSINESS

1. Election of Officers

A motion was made by: J. Klepacki to elect V. Dumais as Chairman of the Economic Development Agency for 2022.

Seconded by: M. Chase

All in Favor 4 to 0 V. Dumais abstains Motion Passes

A motion was made by: J. Klepacki to elect N. Autunno as Vice Chairwoman of the Economic Development Agency for 2022.

Seconded by: H. Bergenty

All in Favor 5 to 0 Motion Passes

2. EDA 04/22#001 - Manafort Newport Realty, LLC. Redevelopment & New Construction at 1& 63 West Main Street (Former White Oak Property) Request for Tax Abatement.

Manafort Newport Realty, LLC. is a newly created joint venture consisting of principals from Manafort Brothers and Newport Realty. They responded to the Town's RFQ 2020-15 which solicited groups for the redevelopment and re-use of the former White Oak Construction property located at 1 & 63 West Main Street.

After review of proposals, the Town Council named Manafort Newport Realty, LLC as the preferred developer at their February 1, 2021 meeting, allowing the Town to enter into memorandum of understanding (MOU) negotiations. Since that time, the initial MOU has been completed, the land disposition agreement outlining development timelines, details, and responsibilities is nearing completion, and the developers worked with the Town to secure \$1.17 million in brownfield remediation grant funding from CT DECD.

Principals from each group have significant construction experience with Newport Realty specializing in the development, marketing, and sale/leasing of commercial and residential Economic Development Agency – April 21, 2022 Page 6 spaces. The group has expressed their continued interest in this project, working with Town Staff for over a year to work towards finalizing development agreements. The group remains committed in seeing an adaptive, mixed-use redevelopment of the 15-acre site, bringing use to a property which has been vacant for over a decade and make the parcel a contributor to the Town's tax roll.

They are now coming before the Economic Development Agency to seek a positive referral for a Tax Abatement to "subsidize the construction and carry costs during the lease-up of all the components of the development and help offset a portion of the continued increase in development and hard construction and infrastructure costs." Manafort Newport Realty, LLC is proposing abatements by building "type", with the trigger being the issuance of a Certificate of

Occupancy by the Town. Connecticut General Statute 12- 65b, which outlines parameters for municipal tax abatements, does allow for the issuance of abatement on residential buildings though the Town has not issued one to this point. The most recent iteration of the redevelopment consists of elements noted below. Corresponding visual representation & square footage layout can be seen as an addendum to Manafort Newport Realty, LLC's application. As submitted, total development – including rehabilitation of existing structures – will be roughly 170,000sqft. Building A – 16,800sqft: The former White Oak garage and staging area which runs along with train tracks parallel to the Municipal Center parking lot will be redeveloped and partitioned into multiple industrial condominiums for contractors. Building B - 11,000sqft: Rehabilitation of the former office space fronting West Main Street will be rehabilitated and converted into office and retail space on the bottom floor and 10 apartments on the second floor. Building C - 13,500sqft: Presently a paved driveway, a medical office building (MOB) will be constructed.

A land swap with the Fire Department will allow for the creation of an entrance/exit boulevard which will align with Pierce Street. Building D – 38 apartment units – 30,240sqft: Located on the west side of the property, will be one of three proposed multifamily buildings. Building E & F – 128 apartment units – 97,920sqft: Located in the central portion of the property, will be the most significant multifamily development. Looked at as two separate entities, Building E (72 units) and Building F (56 units) will consist of one and two-family apartments with a connected entrance and resident amenities section. Other: Manafort Newport Realty, LLC has also included 7-acres of “green space” on the north side of the property which is located within a floodway. The group is also open to the inclusion of the eventual Farmington Canal Heritage Trail running through the property and into the core downtown. The site will also include over 400 paved parking spaces.

Tony Valenti and Justin Manafort presented the plan. The commissioners asked questions. Staff asked additional questions.

Mr. Lee stated that the Traffic Impact Survey is done and that there will be minimal impact. DOT will review again once construction is almost complete.

Val Dumais stepped down from Chair temporarily to make a motion.

A motion was made by: Val Dumais to recommend the following tax abatement from the EDA to the Town Council for ratification:

1. New construction of multifamily (Buildings D, E, F): Year 1: 100%, Year 2: 80%, Year 3: 70%, Year 4: 60%, Year 5: 50%
2. Renovation of existing office and industrial (Buildings A, B): Year 1: 100%, Year 2: 80%, Year 3: 70%, Year 4: 60%, Year 5: 50%
3. New construction of medical office (Building C): Year 1: 100%, Year 2: 80%, Year 3: 70%, Year 4: 60%, Year 5: 50%
4. The recommended abatement shall be valid for a period of six (6) years from the date of execution of the eventual Tax Fixing Agreement (TFA) which shall be drafted for execution following issuance of the first Certificate of Occupancy (CO) from the Town. Extensions for completion of the building(s) and issuance of the certificate of occupancy of one year may be approved by the Town Council in increments of one (1) year only, for a maximum extension of three (3) years from the date the first Tax Fixing Agreement is executed. The issuance of a Certificate of Occupancy from the

Town for each building noted in Exhibit C will serve as the trigger to start the five (5) Fixed Assessment Period noted for each building.

Val stated that he sees this as a cornerstone project for the town and one that could lead to a significant transformation of the core downtown area, this has been an area of focus and an area of need for decades.

The proposed investment in the White Oak Property the amount of activity this development will bring to the downtown area, including to the benefit of existing businesses and the possibility of ancillary development in the greater downtown area because of this project, I am making the motion that the Economic Development Agency recommend a Tax Abatement for Manafort Newport Realty's project. Val also noted that issuance of an Abatement for Manafort Newport Realty, LLC's proposed multifamily inclusion should be a singular exception given the level of investment and impact the development will have on the downtown. Otherwise, Val stated that the EDA should follow their procedure to date in not issuing abatements for residential projects.

Seconded by: J. Kelapcki

All in Favor 5 to 0

Motion Passes

The EDA's Tax Abatement recommendation, in the terms noted above, will go before the Plainville Town Council for ratification at the next available meeting.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

A motion was made by: M. Chase to adjourn the meeting at 8:41 pm.

Seconded by: H. Bergenty

All in Favor 5 to 0

Motion Passes

Respectfully submitted,

Jennifer Dahlstrom

Recording Secretary

