



Council Agenda

Council Chambers
Windsor Town Hall
October 2, 2023



Zoom Instructions

Dialing in by Phone Only:

Please call: **646 931 3860** or **301 715 8592**

1. When prompted for participant or meeting ID enter: and then press # **818 9807 2588**
2. You will then enter the meeting muted. During 'Public Comment' if you wish to speak press *9 to raise your hand. Please give your name and address prior to voicing your comments.

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2. During 'Public Comment' if you do not wish to speak you may type your comments into the Q&A feature.

7:30 PM Regular Council Meeting

1. ROLL CALL
2. PRAYER OR REFLECTION – Councilor Eleveld
3. PLEDGE OF ALLEGIANCE – Councilor Eleveld
4. PROCLAMATIONS/AWARDS
 - a) Proclamation designating October 2023 as Fire Prevention month
 - b) Proclamation designating October 2023 as Manufacturing Month
 - c) Proclamation designating October 2023 as Community Planning Month
5. PUBLIC COMMUNICATIONS AND PETITIONS
(Three minute limit per speaker)
6. COMMUNICATIONS FROM COUNCIL MEMBERS
7. REPORT OF APPOINTED BOARDS AND COMMISSIONS
 - a) Board of Education
 - b) Town Planning & Zoning Commission
8. TOWN MANAGER'S REPORT



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9. REPORTS OF STANDING COMMITTEES
 10. ORDINANCES
 11. UNFINISHED BUSINESS
 12. NEW BUSINESS
 - a) *Approve acceptance and expenditure of a grant from the Connecticut Office of Early Childhood (Town Manager)
 - b) *Approve extension to Blue Print Robotics Fixed Assessment Agreement (Town Manager)
 - c) *Approve extension to 144-152 Broad Street LLC Credit Enhancement Agreement (Town Manager)
 - d) *Set a public hearing for October 16, 2023 at 7:20 PM on proposed amendment to Town Center Tax Increment Financing Plan (Town Manager)
 13. *RESIGNATIONS AND APPOINTMENTS
 14. MINUTES OF PRECEDING MEETINGS
 - a) *Minutes of the September 18, 2023 Public Hearing – Day Hill Sidewalk
 - b) *Minutes of the September 18, 2023 Regular Town Council Meeting
 15. PUBLIC COMMUNICATIONS AND PETITIONS
(Three minute limit per speaker)
 16. EXECUTIVE SESSION
 - a) Discussion concerning the appointment, employment, performance, health or dismissal of a public officer or employee (Town Manager evaluation)
 17. ADJOURNMENT

★Back-up included

PROCLAMATION

Designating October 2023 as Fire Prevention Month

WHEREAS, the Town of Windsor is committed to ensuring the safety and security of all those living in and visiting Windsor; and,

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and,

WHEREAS, cooking is the leading cause of home fires in the United States and fire departments responded to more than 166,400 annually between 2016 and 2020; and,

WHEREAS, two of every five home fires start in the kitchen with 31% of these fires resulting from unattended cooking; and

WHEREAS, more than half of reported non-fatal home cooking fire injuries occurred when the victims tried to fight the fire themselves; and,

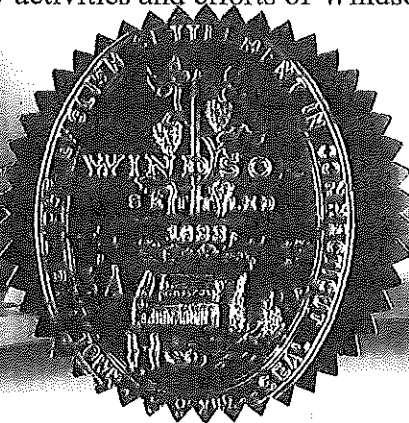
WHEREAS, Windsor's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and,

WHEREAS, Windsor's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and,

WHEREAS, the 2023 Fire Prevention Week™ theme, "Cooking safety starts with YOU. Pay attention to fire prevention™," effectively serves to remind us to stay alert and use caution when cooking to reduce the risk of kitchen fires.

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND THE WINDSOR TOWN COUNCIL THAT:

October 2023 be proclaimed as Fire Prevention Month throughout this town, and all the people of Windsor are urged to check their kitchens for fire hazards and use safe cooking practices during Fire Prevention Month 2023, and to support the many public safety activities and efforts of Windsor's fire and emergency services.



Donald S. Trinks
Mayor of Windsor
October 2, 2023

PROCLAMATION

Designating October 2023 as Manufacturing Month in the Town of Windsor

WHEREAS, Connecticut has more than 156,492 employees working in manufacturing companies and Connecticut manufacturers boost the state's economic growth, provide jobs for skilled workers and link to innovation in other sectors; and,

WHEREAS, Windsor is a place where invention thrives, making the community one of the nation's top regions for business and careers and a great place for long-term investment; and,

WHEREAS, Windsor has an innovation economy with manufacturing playing a critical role in the diverse economic base of Windsor and employing more than 2,500 individuals; and,

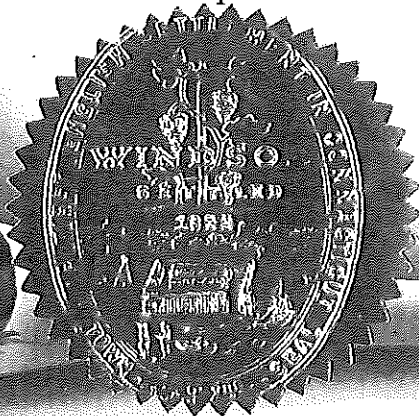
WHEREAS, Windsor manufacturers and Windsor High School are cooperating in a number of initiatives to help prepare students for careers in manufacturing; and,

WHEREAS, Windsor manufacturers produce everything from medical devices to roasted coffee to building curtain wall panels to airplane components; and,

WHEREAS, manufacturing is vital to a strong Connecticut economy.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND THE
WINDSOR TOWN COUNCIL THAT:**

The month of October 2023 be designated as Manufacturing Month in Windsor. We call upon all citizens to recognize the special contributions of Windsor manufacturers, which continue to help foster a vibrant economy in our community.



Donald S. Trinks
Mayor of Windsor
October 2, 2023

Proclamation

Designating October 2023 as "Community Planning Month"

WHEREAS, change is constant and affects all cities and towns, and community planning can help manage change in a way that provides better choices for how people live, work, and play; and,

WHEREAS, community planning allows all residents to be meaningfully involved in making choices that determine the future of their community; and,

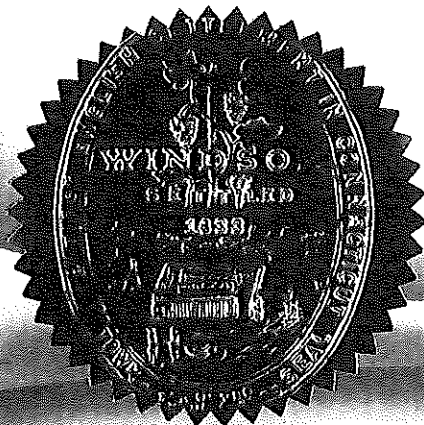
WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and,

WHEREAS, the American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to recovery and how planners can lead communities to equitable, resilient and long-lasting recovery; and,

WHEREAS, we recognize the many valuable contributions made by the professional community and regional planners, the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the Town of Windsor, and we extend our thanks for their continued commitment to public service.

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND THE WINDSOR TOWN COUNCIL THAT:

The month of October 2023 is hereby designated as Community Planning Month in the Town of Windsor in conjunction with the celebration of National Community Planning Month.



A handwritten signature in black ink, appearing to read 'Donald S. Trinks', written over a horizontal line.


Donald S. Trinks
Mayor of Windsor
October 2, 2023

Agenda Item Summary

Date: October 2, 2023

To: Honorable Mayor and Members of the Town Council

Prepared By: Laura Casey, Early Childhood Director
Enita Jubrey, Assistant to the Town Manager

Approved By: Peter Souza, Town Manager 

Subject: Office of Early Childhood Child Care Program Stabilization Funding Grant Acceptance

Background

The Connecticut Office of Early Childhood (OEC) has awarded the Windsor Discovery Center and Montessori School a third distribution of grant funding in their effort to continue supporting child care providers following the COVID-19 pandemic. The previous OEC stabilization funding made it possible to provide salary bonuses to employees; pay for staff training and education and expand our program for the 2023-2024 academic year by one classroom.

The additional grant funding is in the amount of \$103,773.60. The Town Council is respectfully asked to authorize the acceptance and expenditure of the grant funds.

Discussion

The OEC Child Care Program Stabilization Funding Grant helps programs address operational costs including increased expenses during and following the pandemic. Grant funds needs to be spent by September 2024 and proceeds are not allowed to restore lost revenues.

The additional grant funds are planned to be used to adjust staff wages to be more market competitive to aid in retention and recruitment, reimburse staff for continuing education and training expenses, and a portion of the FY 24 rent expenses. The estimated remaining balance of approximately \$20,000 is planned to be utilized in FY 25 to offset wage and salary costs.

Other Board Action

None

Recommendations


If the Town Council is in agreement, the following motion is recommended for approval:

“MOVE to authorize the acceptance and expenditure of the Office of Early Childhood Child Care Program Stabilization Funding Grant in the amount of \$103,773.60.”

Attachments

None

Agenda Item Summary

Date: October 2, 2023
To: Honorable Mayor and Members of the Town Council
Prepared By: Patrick McMahon, Economic Development Director
Reviewed By: Peter Souza, Town Manager 
Subject: Blueprint Robotics Project – Fixed Assessment Agreement Amendment

Background

The Town entered into a Fixed Assessment Agreement (Agreement) with Blueprint Partners Corp. on May 11, 2023 to assist in the development of a manufacturing facility at 11 Goodwin Drive. A condition of the Agreement is that the developer commence construction within six months of site plan approval which was approved by the Town Planning and Zoning Commission on May 16, 2023. Due to issues beyond the full control of the developer, the start of construction has been delayed. The Developer is requesting a 6-month extension beyond November 16, 2023 to start construction.

Discussion/Analysis

Blueprint's timeline for commencing construction of its Windsor plant has been delayed as they finalize development matters including overall project financing. Blueprint now expects construction to commence in the late first quarter of 2024. Blueprint has been actively working with its design professionals, town staff, and various state agencies to move the project forward.

The Fixed Assessment Agreement allows for amendments to the agreement if authorized by both the parties. If a six month extension is granted, construction would need to be started by May 16, 2024.

Financial Impact

None

Other Board Action

The Economic Development Commission (EDC) was briefed on the status of the Blueprint Robotics project at its September 20, 2023 meeting.

Recommendations

If the Town Council is in agreement, the following motion is recommended for approval:

“MOVE that the Town Council approve a 6 month extension to May 16, 2024 for Blueprint Partners Corp to start construction on their 11 Goodwin Drive manufacturing facility.”

Attachments

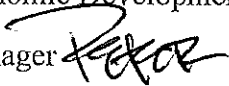
None

Agenda Item Summary

Date: October 2, 2023

To: Honorable Mayor and Members of the Town Council

Prepared By: Patrick McMahon, Economic Development Director

Reviewed By: Peter Souza, Town Manager 

Subject: Redevelopment of Windsor Center Plaza – 144-152 Broad Street
Credit Enhancement Agreement Amendment

Background

The Town entered into a Credit Enhancement Agreement (CEA) with 144 152 Broad Street, LLC (Developer) on June 26, 2023 to assist with the financing of the redevelopment of 144-152 Broad Street (Windsor Center Plaza, a.k.a. Arthur's Plaza) into a mixed-use development to be known as Founders Square. A condition of the CEA is that the developer commence construction within six months of site plan approval which was approved by the Town Planning and Zoning Commission on April 11, 2023. Due to issues beyond the full control of the developer, the start of construction has been delayed. The Developer is requesting a 60-day extension beyond October 11, 2023 to start demolition and construction.

Discussion/Analysis

Section 3.1(b)(1) of the CEA, states amongst other things: "Developer shall commence construction of the Redevelopment within six months after approval of a site plan by the Town."

The Developer continues to work diligently to bring the project to start of construction however, the start date may be after the six month milestone from site plan approval which is October 11, 2023. Staff is recommending a 60-day extension to this provision of the CEA. The delay in the start of construction has been caused by several factors:

1. The project financing closing was delayed from May 1 to July 1, driven by banking market conditions.
2. The MDC water main near the south building (closest to Broad Street) is closer to the proposed building than appeared on utility maps, leading Developer to redesign around the issue. Developer is in regular contact with MDC to resolve the issue.
3. Developer discovered that additional environmental testing was required to be completed.

Despite the delay, the project is proceeding toward construction start. The Developer filed for a demolition permit on September 27, 2023 to demolish the vacant bank/package store section of the building to the west of Peking Chinese Restaurant. A 60-day extension is requested to provide for time for town staff review of the demolition permit application, as well as for the Developer to coordinate the work with utilities and its construction firm.

The CEA allows for amendments to the agreement with the express written consent of the parties.

Financial Impact

There is no financial impact to the town from this extension request.

Other Board Action

The Economic Development Commission (EDC) was briefed on the status of the Founders Square project at its September 20, 2023 meeting.

Recommendations

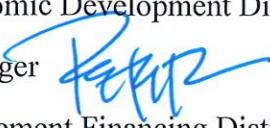
If the Town Council is in agreement, the following motion is recommended for approval:

“MOVE that the Town Council approve a 60 day extension until December 11, 2023 for 144 152 Broad Street, LLC to start construction on the 144-152 Broad Street redevelopment project.”

Attachments

None

Agenda Item Summary

Date: October 2, 2023
 To: Honorable Mayor and Members of the Town Council
 Prepared By: Patrick McMahon, Economic Development Director
 Reviewed By: Peter Souza, Town Manager 
 Subject: Windsor Center Tax Increment Financing District Master Plan – Set Public Hearing to Consider Technical Amendments

Background

The Town Council adopted the Windsor Center Tax Increment Financing (TIF) District Master Plan on October 17, 2022. The Master Plan contains a list of parcels that are within the TIF District Boundary Map. It has been determined that six property cards were inadvertently left off the list of parcels in the District. It is recommended to amend the District Master Plan to ensure accuracy as to the Original Assessed Value of the District by which TIF revenue and revenue to the general fund is calculated. The District Master Plan can be amended by the Town Council after a properly noticed public hearing. Staff is recommending that a public hearing be set for October 16th at 7:20 p.m.

Discussion/Analysis

It is important to have an accurate accounting of parcels with the TIF District in order to establish the Original Assessed Value (OAV) of the District. The OAV is the baseline to determine any Incremental Assessed Value (IAV) generated within the district each year – a portion of which will be reinvested within the District (75%) and a portion will be deposited into the General Fund (25%).

To incorporate the six property cards in the District Master Plan there are several resulting proposed amendments needed that are outlined below and in the attached red-lined District Master Plan.

Amendment 1 (Exhibit A of attachment)

The following parcels and their assessments were not included on the parcel enumeration and should be added:

Location	Property Use	Taxable Real Property	Non Taxable Real Property	Total
29 Poquonock Ave.	Restaurant Parking	52,430		52,430
56 Poquonock Ave.	Commercial Condo	111,440		111,440
58 Poquonock Ave.	Commercial Condo	64,890		64,890
152 Broad Street	Store	382,270		382,270
330 Broad Street	Restaurant (Dom's)	137,060		137,060
38 Central Street	US Govt (Railroad)		3,220	3,220
Totals from these properties		748,090	3,220	751,310

*152 Broad Street is part of the Founders Square redevelopment at 144-152 Broad Street.

With these parcels included, the total taxable real property (OAV) changes by \$748,090.

Existing District Master Plan OAV figure:	\$43,524,768
Value from added parcels:	<u>\$748,090</u>
Amended District Master Plan OAV figure:	\$44,272,858

Amendment 2 (page 7 of attachment)

Under state law, no more than 10% of taxable real property can be contained within all TIF Districts combined. This percentage is derived by dividing the taxable assessed value in the District (\$44,272,858) by the gross taxable grant list as of October 1, 2021 (\$2,676,734,678). The addition of the six parcels results in an increase in the percentage from 1.63% to an amended figure of 1.65%. Please note Windsor Center TIF District is the only established TIF District to date.

Amendment 3 (Exhibit A, page 17 of attachment)

The property card address for Geissler’s Supermarket is 318 Broad Street instead of 330 Broad Street

Amendment 4 (Exhibit D, page 25 of attachment)

Exhibit D – Forecasted Estimate of Captured Assessed Value (CAV) and Incremental Tax Revenue over 20 year period has been updated to incorporate the assessed values of the six missing properties, as well as to account for input error in row 1 of the ‘Remainder of District’ column. These changes do not substantially change the estimates for total incremental tax revenue and the allocations to the TIF account and General Fund.

Total Incremental Tax Revenue Before Amendment:	\$16,443,987
Total Incremental Tax Revenue After Amendment:	\$16,440,950
75% Capture for District Before Amendment:	\$12,332,990
75% Capture for District After Amendment:	\$12,330,712
25% General Fund Before Amendment:	\$4,110,997
25% General Fund After Amendment:	\$4,110,237

Financial Impact

These amendments are technical in nature, do not substantially change the finances of the District, and provide for a corrected base from which to determine incremental values and TIF revenue generation.

Other Board Action

The Economic Development Commission and the Windsor Center TIF Advisory Committee considered the District Master Plan technical amendments at its September 20, 2023 meeting and recommended the action to the Town Council and Town Manager.

Recommendations

If the Town Council is in agreement, the following motion is recommended for approval:

“MOVE that a Public Hearing be set for October 16, 2023 at 7:20 p.m. to allow for public comment on proposed amendments to the Windsor Center Tax Increment Financing District Master Plan.”

Attachments

Windsor Center Tax Increment Financing District Master Plan Redlined Draft



Windsor Center
Tax Increment Financing
District Master Plan

Town Council Adopted: October 17, 2022

[Amended:](#)

DISTRICT MASTER PLAN

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Appendix

Exhibit A – District Boundary Map and Parcel Identification

Exhibit B – Assessor’s Certification of Original Assessed Value (OAV)

Exhibit C – Map of Planning Area for TOD Master Plan

Exhibit D – Estimate of Captured Assessed Value (CAV) and Incremental Tax Revenue

Exhibit E – Written Advisory Opinion of the Planning and Zoning Commission

Exhibit F – Public Hearing Notice

Exhibit G – Public Hearing Minutes

Exhibit H – Town Council Resolution

I. INTRODUCTION TO THE WINDSOR CENTER DISTRICT

The Town of Windsor, a municipality organized under the laws of the State of Connecticut, plans to enhance and revitalize its historic downtown known as Windsor Center.

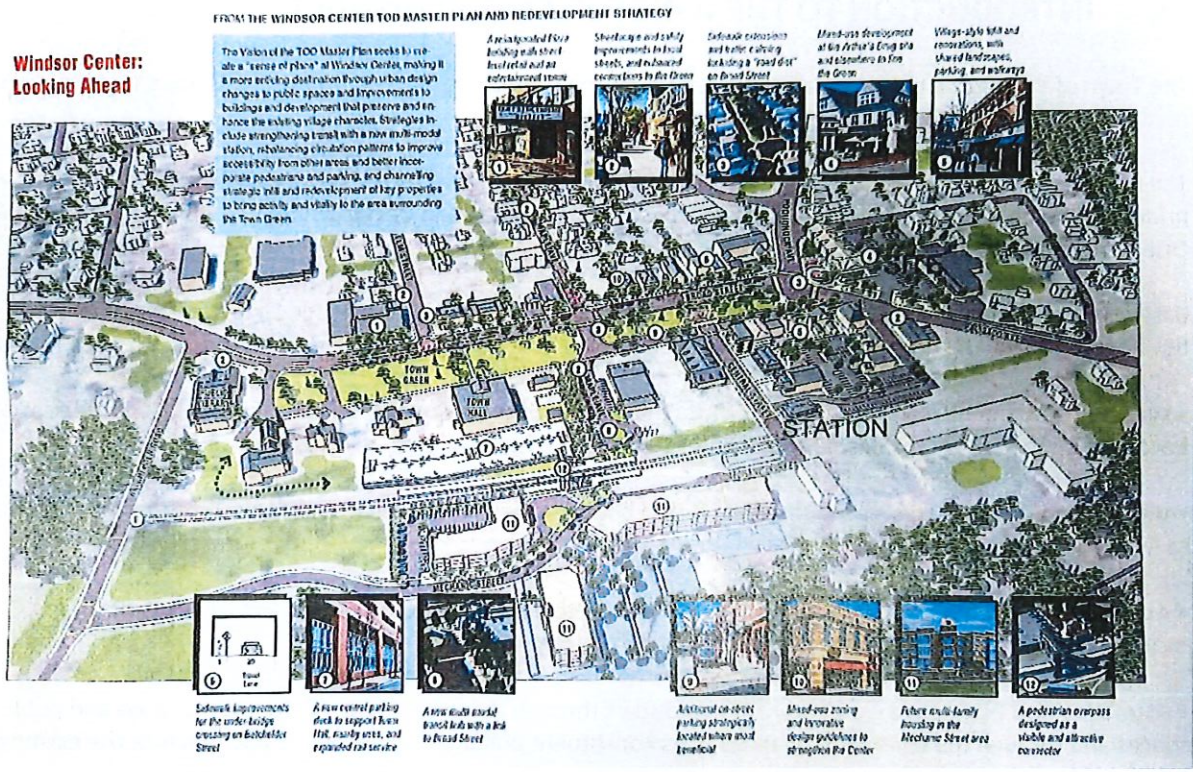
The residents of Windsor and its Boards and Commissions have identified the enhancement of the Center as a top priority as indicated in the Town of Windsor's Plan of Conservation and Development and Windsor Center Transit Oriented Development Master Plan.

Based on a series of workshops and planning exercises, participants in the Windsor Center transit-oriented development planning process developed an overall vision for the future of Windsor Center, which is as follows:

- **Walkable and Connected** – a compact district that takes advantage of transit and reinforces all of the uses by becoming an increasingly walkable, well-connected cluster of uses, places, services, and amenities;
- **Vibrant and Diverse Uses** – a vibrant district that boasts a diverse mix of uses that enhances the area as a place to live, work, visit, and play;
- **Accessible and Safe** – a convenient district that is easy to access from other areas and allows pedestrians, bicycles and automobiles to get around safely and efficiently; and
- **Attractive and Distinctive** – a clearly defined district through the urban design of its streets, ways and public spaces and through the consistent qualities of its constituent buildings that preserve and enhance the existing village character and historic and iconic assets, while encouraging new uses that provide additional attractions for people to come to the Center.

Broadly the objectives of this District Master Plan are to:

- Expand the economic vitality of the Town of Windsor;
- Provide new employment opportunities, and retain existing employment;
- Expand housing choice for all types of households;
- Construct or improve physical facilities and structures through the (re)development of commercial, residential, retail, mixed use, transit-oriented development and downtown development;
- Capitalize on unique assets such as the Farmington and Connecticut Rivers, the Town Green, and the Hartford Line commuter rail;
- Maximize the use of existing infrastructure; and,
- Implement the goals and objectives contained within the adopted *Town of Windsor Plan of Conservation and Development* and *Windsor Center Transit Oriented Development Master Plan*



Windsor Center Transit Oriented Development Planning Efforts

From 2012 to 2014, the Town undertook a community-based planning process to prepare the Windsor Center Transit-Oriented Development Master Plan (TOD Plan). This planning and facilitation study was intended to optimize the potential for town center development by identifying the key opportunities, identifying obstacles to redeveloping selected sites, completing a market analysis, and coordinating train station development with existing development and other transit services.

Housing is a key to support existing small businesses and spur additional enterprises to locate in the town center. The households residing in new market rate, workforce and senior housing will add vitality and generate daily economic activity. Opportunities for appropriately scaled and designed in-fill housing exist at several locations including Windsor Center Plaza (a.k.a. Arthur's Plaza), former Fusco site (20-26 Poquonock Avenue), and the Mack Street and Poquonock Avenue intersection.

Another important strategy is to bring both town residents and visitors to the town center on a more regular basis. This can be accomplished through continued programming at the Windsor Art Center, additional community events, creation of new entertainment or leisure attractions as well as new restaurants and shops. Completing the revitalization of the historic Plaza Building provides a catalytic opportunity. There are also other opportunities and locations that could contribute to bringing more individuals to the town center through creative partnerships.

With over 55,000 square feet of existing space, the various buildings located within the area bounded by Central and Union Streets, represent an opportunity to strengthen existing small businesses and attract new enterprises. The current mix of uses lends itself to attracting customers throughout the day and into the evening hours. By continuing to facilitate a number of relatively small incremental steps through a set of collaborative partnerships, this block could be enhanced.

A fourth strategic area relates to mobility. Mobility in terms of walking, traffic / parking management, coordination of multi-modes of transportation (trains, buses, bikes) is crucial to build upon the center's existing

compact, walkable nature. This strategy includes finding ways to link the east and west sides of Broad Street to take advantage of the many current and future transportation assets in the town center.

A significant mobility-related recommendation of the study is the reconfiguration of Broad Street to reduce the number of through lanes from two in both directions to one in each direction with dedicated turn lanes and the addition of formalized on-street parking. The goal is to reduce vehicle speed, shorten the distance of pedestrian street crossings and add more convenient parking. In FY21, the Town Council authorized staff to pursue this strategic recommendation through authorizing design. Partial project funding from the State of Connecticut in the amount of \$1.2 million has been awarded to date largely through the advocacy of State Representative Jane Garibay.

Lastly, the plan identified a number of actions that the town could employ to incentivize further investment in the town center. These include targeted financial assistance, adjustments to zoning regulations, and investments in roadways, sidewalks and coordinated/shared parking areas. The town has done this through offering a Façade Improvement Program, pursuing grants to construct sidewalks on Batchelder Road and Mechanic Street, as well as modifying zoning regulations and offering project-based incentives.

Windsor Center as a Community Focus

Prior to the potential use of Tax Increment Financing (TIF), the citizens of Windsor and its Boards and Commissions have supported revitalization through our annual budget. The Town has also pursued state grants for revitalization, such as the recently awarded Connecticut Communities Challenge Grant. The new TIF tool will be an important additional funding source to implement needed improvements.

One outcome of Windsor’s multi-year and numerous planning efforts for the area is the consensus that a focus and commitment to revitalization is important. With the implementation of the Windsor Center TIF District Master Plan, and the enhancement of the Town’s traditional business district, the Town envisions significant private investment in new business ventures, major redevelopment, rehabilitation of



historic properties, and new public infrastructure that will benefit the local community and economy. The Town foresees the enhancements funded through TIF will add to the Center’s vibrancy and will successfully attract new businesses, visitors, and consumers, and maximizes its potential as one of Connecticut’s great downtowns

Justification for Creation of the Windsor Center TIF District

The Windsor Center TIF District Master Plan seeks to combat sprawl and maximize the utilization of infrastructure already in place. Full implementation of this Plan will result in private investment that will generate new tax revenue to be used for implementation and sustainment of the development strategy. This program exemplifies the community’s desire to undertake planned growth and development, and authorizes project costs such as administration, public projects, development incentives, and reimbursement of any bonded indebtedness which may occur to meet the needs of the development strategy. Furthermore, the provision of jobs for area residents creates opportunity, and stimulates our local economy. Therefore, this development strategy and the goals set

forth within contribute toward the advancement of the Town's goals to provide new employment opportunities, broaden the tax base, and improve our local economy.

This development strategy seeks to accomplish and contribute to the economic growth and betterment of the general health, welfare, and safety of the residents of Windsor. As such, the Town's designation of the District and creation of the Windsor Center Development Fund constitute a good and valid public purpose. Without the development strategy, the Windsor Center area will not reach its economic and community development potential.

The Mechanism of TIF as an Economic and Community Development Tool

Creating a Windsor Center TIF permits the community to establish a baseline of present property values to be known as Original Assessed Value (OAV) from which new incremental value will be calculated. A portion of the real property taxes generated from new incremental value in the district can be captured for use in the district. This plan calls for the use of 75% of the new taxes generated in the district to be utilized for downtown area related projects. By establishing a baseline of values and using the revenue for downtown-related projects, it creates a fund to offset those project costs in lieu of raising the funds through property taxes. This fund might be thought of as a forced savings account, which, due to its existence, may mitigate the tendency to delay necessary projects or improvements due to budgetary constraints.

This TIF shall provide capital reinvestment revenue for the Windsor Center district. Each project represents an important piece in the core development of the Center district and will play a significant part in maintaining the unique physical qualities of Windsor with access to retail and service activities. The investments are also meant to spur and assist with other economic development activities. Projects like downtown enhancement and railroad station area improvements are important for the historic fiber of Windsor Center and the fiscal health of the Town. In other cases, such as the Broad Street functional and streetscape improvements the projects are meant to address basic infrastructure needs that will serve residents and visitors alike. Improving mobility and accessibility will enhance the Windsor Center experience, improve pedestrian and vehicular safety, and positively impact property values.

The development fund from the TIF proceeds may be used to support economic development, assist in the retirement of debt related to projects, or be used annually toward individual projects identified below.

Over time, the development fund use will become more refined, but will be visited annually by town staff, the TIF Advisory Committee and Town Council as part of the annual budget approval process. Said annual review will include input from town staff, key stakeholders and citizens.

In Summary

Tax increment financing is a proven method of strengthening ties between businesses, the community, and the broader regional economy. To facilitate enhancement of the area, it is imperative that we acquire the ability to leverage initial investments occurring within Windsor Center as a catalyst for further investments. The Town of Windsor, in adopting this development strategy, will create a municipal Tax Increment Financing District. Tax increment revenues will be made available for several projects; some projects that are general in nature, and others that are site specific. The Town desires to capture 75% of the new incremental assessed valuations within the district. The TIF District will remain in place for a period of 20 years from adoption and will include tax increment revenues solely on real property.

The TIF District becomes effective upon adoption by the Town.

II. LIST OF THE TAX IDENTIFICATION NUMBERS FOR ALL LOTS OR PARCELS WITHIN THE TIF DISTRICT

As of October 1, 2021, the Original Assessed Value (OAV) of the taxable real property in the Windsor Center TIF District is \$~~43,524,768~~44,272,858. The Assessor’s Certificate of Original Assessed Value is included as Exhibit B.

The OAV of all proposed and existing TIF Districts in the Town (taxable real property) may not exceed the state-established maximum of 10% of the total taxable real property in the Town as of October 1 of the year immediately preceding the establishment of the tax increment district. The Town of Windsor does not have any pre-existing TIF Districts. Therefore, the OAV of proposed and existing TIF Districts in the Town of Windsor (taxable real property) represents 1.63% of the total taxable property in the Town as of October 1, 2021. As shown in Table 1, below, the OAV within all proposed and existing TIF Districts in the Town is below the state maximum.

Table 1: Original Asset Value (OAV) as a Percent of all Town Taxable Real Property

OAV, Proposed Windsor Center TIF District (Taxable Real Property)	\$ 43,524,768 <u>44,272,858</u>
OAV Existing TIF Districts (Taxable Real Property)	\$0
Total Proposed and Existing TIF Districts (Taxable Real Property)	\$ 43,524,768 <u>44,272,858</u>
October 1, 2021 Gross Taxable Real Estate Grand List	\$2,676,734,678
Total OAV within TIF Districts as % of All Gross Taxable Real Estate Grand List	1.63 <u>5</u>

Throughout the term of the District, the Increased Assessed Value (IAV) shall always be calculated based on the OAV. Decreases in the Captured Assessed Value shall not obligate the Town to make up any shortfalls in Tax Increment Revenues. All assessed real property value captured in the Windsor Center TIF District will be added to the general tax rolls at the end of the District’s term.

A map delineating the properties in the tax increment financing district is attached as Exhibit A.

III. DESCRIPTION OF THE PRESENT CONDITION AND USES OF LAND AND BUILDINGS

Windsor Center has a number of competitive advantages such as three state routes converging downtown, the beautiful town green and municipal buildings and the presence of the Hartford Line and bus transit. However, there are a number of properties in need of redevelopment, buildings in need of restorative work, and commercial spaces to fill with businesses. To strengthen the center as a vibrant, walkable, mixed-use district, it will take a variety of public and private sector actions to capitalize on the positive attributes and to address the hurdles or challenges. The challenges and opportunities of Windsor Center are well documented in the Plan of Conservation and Development and the Windsor Center Transit Oriented Master Plan. These plans outline goals, objectives, and a roadmap to implement a comprehensive revitalization of these areas.

Windsor Center has the elements necessary for a vibrant downtown and a comprehensive approach to revitalization is needed focusing in on the sense of place, historic preservation, small business assistance, promotion of events, transit improvements, and well-maintained public spaces.

The Town has made significant strides in enhancing Windsor Center over the last two decades through such efforts as the First Town Square and Windsor Station Apartments. The Town would like to capitalize on these investments to encourage additional private sector investment. The TOD Master Plan determined that a financial subsidy program would need to be in place to attract developers and that modification to zoning regulations

would be required to support Transit Oriented Development. The Town has updated the zoning regulations for Windsor Center and the Windsor Center Tax Increment Financing District will satisfy the need for financial support to developers.

IV. DESCRIPTION OF THE PUBLIC FACILITIES, IMPROVEMENTS, AND PROGRAMS TO BE ADDED OR FINANCED

Collaboration through a strong public/private partnership is essential to the revitalization of Windsor Center and to the success of this TIF plan. A key objective is to encourage private capital investment through improvements in the District accomplished by dedicating "captured revenues" for municipal maintenance and improvements. The Town's expenditures act to support and enhance the investor's capital commitment by ensuring well-maintained infrastructure and esthetics for the public.

The Town approves the following list of activities as eligible and authorized project costs.

Capital Costs, including but not limited to:

- The acquisition or construction of land, improvements, infrastructure, public ways, parks, buildings, structures, railings, street furniture, signs, landscaping, plantings, benches, trash receptacles, curbs, sidewalks, turnouts, recreational facilities, parking, transportation improvements, transit equipment, pedestrian improvements and other related improvements, fixtures, and equipment for public use;
- The acquisition or construction of land, improvements, infrastructure, buildings, structures, including facades and signage, fixtures, and equipment for commercial, residential, mixed-use or retail use or transit-oriented development;
- The demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures;
- Historic preservation and restoration of buildings that are either eligible or listed on the State and/or National Register of Historic Places;
- Clean energy initiatives such as solar renewable energy, electric vehicle charging stations, etc.;
- Environmental remediation;
- Site preparation and finishing work; and
- Fees and expenses associated with the capital cost of such improvements, including, but not limited to, licensing, permitting, planning, engineering, architectural, testing, legal and accounting.

Financing Costs

Debt service payments, including closing costs, issuance costs, and bond retirement premiums, for indebtedness incurred for authorized project costs.

Professional Service Costs

Procurement of engineers, architects, planners, consultants, or attorneys, as needed, to facilitate implementation of the Transit Oriented Development Plan and Windsor Center District Master Plan.

Administrative Costs

Reasonable charges for the time spent by municipal employees, First Town Downtown, other agencies or third-party entities associated with the implementation of a district master plan.

Maintenance and Operation Costs

Costs of increased public services within the District that result from successful implementation of the Town's Plan of Conservation and Development Goals and Objectives, including but not limited to, increased public safety/security (police, fire, emergency), increased public maintenance (plowing, mowing, trash/litter removal, installation/replacement of marketing/promotion hardware, beautification), and increased utility costs

Technical and Marketing and Promotions Costs

- Marketing and promotion of events or programs organized by the municipality or First Town Downtown

- Establishing a permanent economic development revolving loan fund or targeted investment funds, to support municipal economic development strategies
- Providing skills development and workforce training for residents of the municipality

A. Municipal Costs, Public Facilities, and Infrastructure Activities within the District

Table 2 is a representative list of projects that could potentially benefit from the use of TIF revenue. However, the projects listed below may be completed with any combination of TIF revenue, general fund revenue, bonding, state and federal grants or other sources of funds.

Table 2		
TIF District Project Costs		
Project/Program/Category	Description	Preliminary Estimated Cost
Transit Oriented Development Area Predevelopment	Planning, appraisals, environmental reports, legal for town-owned Mechanic Street Lot	<i>\$50,000</i>
Broad Street Complete Streets	Planning and construction of complete streets improvements including but not limited to sidewalks, bumpouts, signals, street furniture, landscaping, etc.	<i>\$4,500,000</i>
Palisado Avenue Corridor Improvements	Accessibility and aesthetic improvement from Windsor Center to Historic District including repairs to retaining wall	<i>\$2,310,000</i>
Poquonock Avenue Streetscape Enhancements	Implementation of streetscape enhancements including, but not limited to, sidewalks, bike paths, bike lanes, street furniture, landscaping, etc.	<i>\$500,000</i>
Public Facilities	Repairs to Town Hall, Library, Luddy House, Train Station, Freight House	<i>\$1,000,000</i>
Improvements to Town Property, Public Spaces, and Parks	For purposes related to the physical improvement of Windsor Center and equipment related to maintenance and upkeep.	<i>\$500,000</i>

Building Improvements	Implement Façade, Signage and Building and Safety Code Improvements program to support private sector investment	<i>\$500,000</i>
Support First Town Downtown	Downtown Manager responsible for 4 Point Approach to revitalization	<i>\$50,000 annually</i>
Small Business Revolving Loan Fund	A revolving loan fund program to support business growth and expansion in Windsor Center	<i>\$250,000</i>
Poquonock Avenue Access to Millbrook Open Space	Provide for access point to Millbrook Open Space from Poquonock Avenue including pedestrian bridge	<i>\$500,000</i>
Economic Development Studies	Economic development studies including planning, market analysis, marketing, feasibility, and associated consulting fees.	<i>\$100,000</i>
Other Economic Development Projects and Programs	Any other projects or programs deemed important for the economic development and improvement within the district	<i>\$100,000</i>

B. Municipal Costs, Public Facilities, and Infrastructure Activities outside of, but related to, the District

Projects costs outside of, but related to, the district that are directly associated with infrastructure improvement and public safety may use TIF funds. Table 3 are specific activities eligible to receive TIF funds and shall be limited to properties within the planning area for the TOD Master Plan shown in Exhibit C or immediately adjacent thereto.

Table 3		
Project Costs outside of, but related to, the District		
Project/Program/Category	Description	Estimated Cost
Neighborhood Streetscape Improvements	Implementation of streetscape enhancements including, but not limited to, sidewalks, bike paths, bike lanes, street furniture, or landscaping	<i>\$200,000</i>
Open Space and Park Improvements	Design and construction of enhancements to open space, trails and park facilities	<i>\$250,000</i>

V. DESCRIPTION OF THE COMMERCIAL, RESIDENTIAL, MIXED-USE OR RETAIL IMPROVEMENTS, OR TOD ANTICIPATED TO BE FINANCED IN WHOLE OR IN PART

Credit Enhancement Agreements (CEAs)

Credit enhancement agreements permit the "captured" property tax dollars to be channeled directly to the business doing the development. The money must be used for the project but the business is given considerable latitude in its use of these funds, unless stipulated otherwise by the municipality.

A portion of the captured tax increment may be used for a variety of private projects within the District; to include, but not be limited to Credit Enhancement Agreements (CEAs) for the rehabilitation or redevelopment of property, compliance with building codes, façade improvements, acquisition and demolition of privately owned property, and the provision of Revolving Loan Funds for inventory or operating capital and investments in real property.

Regardless of whether these projects are undertaken by existing property owners or future developers, all capital improvements made on private property for eligible qualified projects will be financed by each respective developer and become the sole liability of said developer. Additionally, all improvements must be done in compliance with local and state laws.

The Town of Windsor further proposes to enter into Credit Enhancement Agreements (CEAs), on a limited basis, within the structure of this District Master Plan and the Tax Increment Financing Policy set forth by the Windsor Town Council. The Town of Windsor, through a decade of planning, realizes the importance of development within Windsor Center, but more so the importance of development that conforms to the historical, social, and cultural characteristics of the community. CEAs provide the community a tool that is flexible and locally controlled to incentivize private development that conforms to its vision and goals.

The Town also asserts that it should assist developers that are willing to take a risk in innovative redevelopment/rehabilitation efforts within the District. As such, it makes sense for the Town to collaborate with these developers for projects that provide a direct public benefit. The Town has interest in collaborating in those specific real estate development projects that offer the greatest redevelopment potential and meet the Town's goals regarding land and building uses in the Windsor Center District. This is accomplished by identifying specific parcels of real estate within the District that the Town wishes to aid, and allocating a portion of the TIF proceeds to the project through a Credit Enhancement Agreement (CEA) with the property owner/developer.

CEAs may be negotiated individually with property owners or developers of properties listed on the Town's Priority Redevelopment Properties list. Financial incentives provided to individual owners/developers of these respective properties may be funded solely from the incremental tax revenues generated from their private investments. Furthermore, it must be demonstrated that investment would otherwise be inhibited but for the financial incentive. Tax increment revenues allocated for reimbursement to the developer or business as articulated in CEAs may not exceed 100% of the incremental tax revenue from any individual parcel, and the term of the agreement shall not exceed the number of years remaining in the life of the district. Each CEA must be in accordance with the Town's Municipal Tax Increment Financing Policy at the time it is executed.

VI. FINANCIAL PLAN

The Original Assessed Value (OAV) of the real taxable property in the District was \$~~43,524,768~~44,272,858 as of October 1, 2021. The Town of Windsor will capture seventy five percent (75%) of the increased assessed value of the real property located with the District for the duration of the 20-year term of the District. The TIF revenues so collected will fund and/or contribute to the funding of the approved projects, including such projects described in Tables 2 & 3.

1. Cost estimates for the public improvements and developments anticipated in the district master plan

Municipal approval of the TIF District Master Plan will not constitute a financial appropriation. Annual action through the budget process by the Town Council will be required for financial appropriation for each community investment option. Also, it is recognized that TIF revenue must be spent per the municipally approved Town of Windsor Tax Increment Financing Policy.

2. The maximum amount of indebtedness to be incurred to implement the district master plan

It is presumed in most cases that public improvements will not be undertaken unless TIF revenues, or other sources, are available at an adequate level. However, the Town reserves the right, in those circumstances where it is imperative that public infrastructure be developed prior to a private investment, to incur debt to facilitate, in part or in whole, any of the projects outlined within the District Master Plan. This does not, however, obviate the need for a regular municipal legislative process for acquiring any financing through bonding.

3. Sources of anticipated revenues

The primary source of revenue to implement the District Master Plan is incremental revenues generated by the property tax. Other sources of revenues that may be used to fund projects and programs in Tables 2 & 3 include, but are not limited to, state and federal grants and general fund revenues.

4. A description of the terms and conditions of any agreements, including any anticipated assessment agreements, contracts or other obligations related to the district master plan

Any Credit Enhancement Agreements shall be approved under the Windsor Tax Increment Financing Policy.

5. Estimates of increased assessed values of the tax increment district

The estimates of the captured assessed values for the TIF district during the life of the District Master Plan are included in Exhibit D.

6. The portion of the increased assessed values to be applied to the district master plan as captured assessed values and resulting tax increments in each year of the plan

The original assessed value of taxable real property (land and buildings) within the district boundaries is \$~~43,524,768~~44,272,858 as of October 1, 2021. A certification by the municipal assessor of the Town of

Windsor that the original assessed value established represents the taxable real property within the District's physical description, as delineated on the attached map, is attached as Exhibit B.

The Town of Windsor plans to capture 75% of the increased taxable assessed value. Taxes generated from the captured assessed value will be allocated to support approved municipal based costs within the district or associated with the district. Exhibit D is a 20 Year pro forma projecting the TIF revenue that will be generated from the District based on the captured assessed value. The estimate assumes 0.5% growth each year. It is estimated that ~~\$12,332,990~~ \$12,330,712 in TIF revenue will be generated over the life of the TIF.

7. Windsor Center Tax Increment Financing Development Fund

The Windsor Center Tax Increment Financing Development Fund provides for seventy-five percent (75%) of the increase in assessed value of the District to be captured and designated as captured assessed value. The tax increment (or TIF revenues) will be deposited by the Town into the Development Fund for a period of twenty (20) years. The Development Fund is pledged to and charged with the payment of the project costs. Credit Enhancement Agreements made with private property owners will be handled separately and independently from one another, and payments to a property owner or developer for reimbursement of eligible development costs under the terms of an agreement shall be restricted to no more than 100% of the captured incremental tax revenue from designated project.

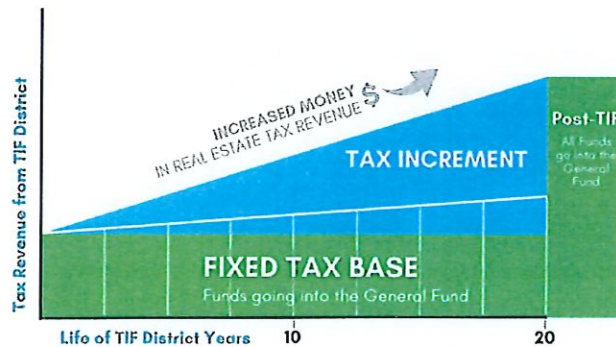


Illustration of TIF mechanism

The Windsor Center Tax Increment Financing Development Fund is established consisting of a project account (the "Project Account") pledged to and charged with payment of project costs. A separate Project Cost Subaccount will be established for each development project in the District that is subject to the development strategy in this plan. Development Subaccounts will also be created for each Credit Enhancement Agreement, which will be pledged to and charged with payment to the Developer under the terms of that agreement for reimbursement of eligible development costs.

In the instances of indebtedness issued by the municipality to finance or refinance project costs, a segregated project fund will be established for the repayment of principal, interests and costs. No bonding is anticipated at the inception of this District.

The Credit Enhancement Agreement executed between the Town and each separate Developer will make a provision for payments to the Developer from the applicable Development Subaccount. The TIF revenues disbursed pursuant to the Credit Enhancement Agreements are hereby understood and to be reflected in each CEA to be used by the developer for costs that are deemed eligible within the development strategy. In each fiscal year, pursuant to the Credit Enhancement Agreements, the Town will make payment to the Developer(s) within sixty (60) days from which time the associated property taxes are paid in full for that year.

Credit Enhancement Agreements will specify that reimbursement will only be made to the Developer in those years where the Town's valuation for the entire District exceeds the assessed valuation of the District assigned by the Town to the District as of October 1, 2021.

VII. OPERATIONAL AND MAINTENANCE PLAN

Improvements in the TIF District within the public way will at all times be owned by the Town of Windsor, or its successors, designees, and assigns, which will be responsible for payments of all maintenance expenses on said improvements, except those State-owned public ways within the TIF District. Improvements made to private properties will be owned and maintained by each individual owner of record. During the life of the district, the Town Manager, or their designee(s), after considering the advice of the TIF Advisory Committee, will be responsible for all administrative matters concerning the implementation and operation of the district.

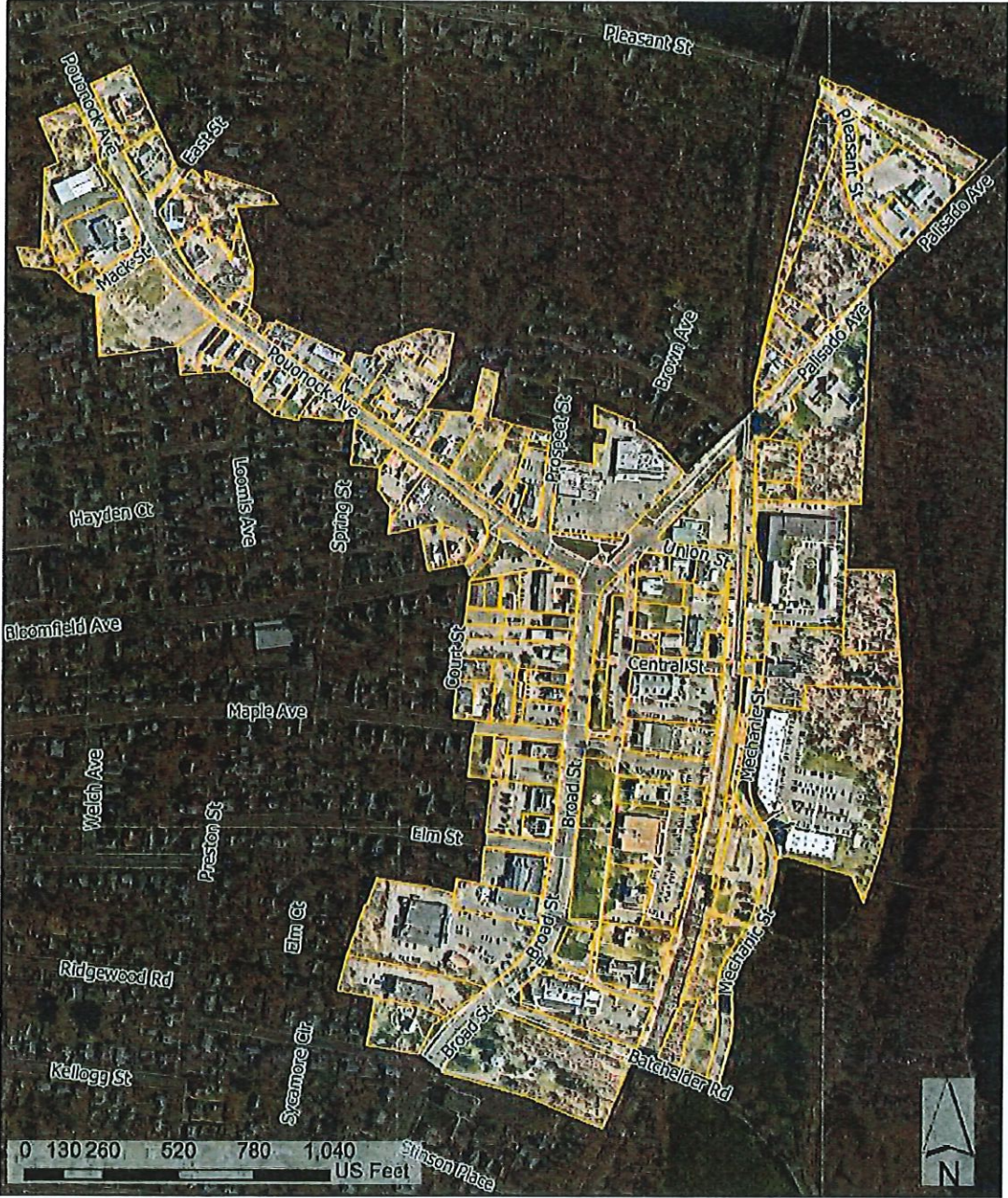
VIII. DURATION OF THE TAX INCREMENT FINANCING DISTRICT


The term of the Windsor Center TIF district is twenty (20) years commencing on the date that the Plan is approved by the legislative body of the Town and ending 20 years from such approval date.

IX. MODIFICATIONS TO THE DISTRICT MASTER PLAN

This District Master Plan may be modified at any time by a majority of the Town Council after the Council has entertained comments and concerns at a properly advertised public hearing to be held prior to, or simultaneously with, the Council meeting at which the proposed amendment will be considered.

EXHIBIT A – DISTRICT BOUNDARY MAP and PARCEL IDENTIFICATION




Town of Windsor, CT

Printed: 8/31/2022 9:08 AM

The proposed Windsor Center Tax Increment Financing District incorporates primarily B2, NZ and R-8 zoned land fronting on Poquonock Avenue, Palisado Avenue, Bloomfield Avenue, Broad Street, Union Street, Central Street, Mechanic Street, Batchelder Road, Maple Avenue and Court Street.

Parcels in the District:

M B L	Location	Property Use	Taxable Real Property	Non Taxable Real Property	Total
76 460 5	5 PALISADO AVE	Single Family	92,330		92,330
76 64 1	10 PALISADO AVE	Com/Res Mix Use	346,570		346,570
76 460 4	11 PALISADO AVE	Single Family	86,590		86,590
76 460 3	15 PALISADO AVE	Com/Res Mix Use	109,690		109,690
76 460 2	33 PALISADO AVE	Auto Repr	110,390		110,390
76 460 1	41T PALISADO AVE	Com Ln Undv	980		980
76 460 1	45 PALISADO AVE	Restaurant	170,786		170,786
76 460 1	55 PALISADO AVE	Restaurant	230,860		230,860
76 111 8	67 PALISADO AVE	Municipal		5,250	5,250
76 96 5A	210 PLEASANT ST	Land	1,260		1,260
65 96 32	25 PROSPECT ST	Single Family	102,270		102,270
65 96 34	6 POQUONOCK AVE	Com/Res Mix Use	346,430		346,430
65 96 35	10 POQUONOCK AVE	3 Family	89,810		89,810
65 96 36	14 POQUONOCK AVE	Res/Com Mix Use	126,700		126,700
65 96 37	20 POQUONOCK AVE	Park Lot	22,330		22,330
65 97 5	23 POQUONOCK AVE	State		105,420	105,420
65 96 38	26 POQUONOCK AVE	Vac Com Land	117,250		117,250
65 97 4	29 POQUONOCK AVE	Parking Lot	52,430		52,430
65 97 3	35 POQUONOCK AVE	Rest/Clubs	231,000		231,000
65 96 39	38 POQUONOCK AVE	Com/Res Mix Use	243,530		243,530
65 97 2	41 POQUONOCK AVE	Com/Res Mix Use	407,540		407,540
65 96 40	46 POQUONOCK AVE	Prof Bldg	235,970		235,970
65 97 1	53 POQUONOCK AVE	Store	184,800		184,800
65 96 41	54 POQUONOCK AVE (54A)	Condo	30,240		30,240
65 96 41	54 POQUONOCK AVE (54B)	Condo	35,630		35,630
65 96 41	56 POQUONOCK AVE (56A)	Com Condo	111,440		111,440
65 96 41	58 POQUONOCK AVE (58A)	Com Condo	64,890		64,890
65 96 41	60 POQUONOCK AVE (60A)	Condo	48,720		48,720
65 96 41	60 POQUONOCK AVE (60C)	Condo	31,080		31,080
65 96 41	62 POQUONOCK AVE (62-1)	Condo	47,040		47,040
65 96 41	62 POQUONOCK AVE (62-2)	Condo	51,380		51,380
65 96 41	62 POQUONOCK AVE (62-3)	Condo	40,320		40,320
65 96 41	62 POQUONOCK AVE(62-4)	Condo	38,990		38,990
65 96 41	62 POQUONOCK AVE (62-5)	Condo	38,500		38,500
65 96 41	62 POQUONOCK AVE (62-6)	Condo	38,710		38,710
65 96 41	64 POQUONOCK AVE (64A)	Condo	50,820		50,820
65 96 41	64 POQUONOCK AVE (64B)	Condo	48,370		48,370
65 96 41	64 POQUONOCK AVE (64C)	Condo	48,370		48,370
65 96 41	64 POQUONOCK AVE (64D)	Condo	50,820		50,820
65 96 44	66 POQUONOCK AVE	Com/Res Mix Use	300,300		300,300
65 98 3	73 POQUONOCK AVE	Store	128,310		128,310
65 96 45	76 POQUONOCK AVE	Store	323,477		323,477
65 98 2	79 POQUONOCK AVE	Two Family	118,510		118,510

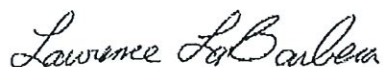
65 98 1	85 POQUONOCK AVE	Store	176,260		176,260
65 101 5	95 POQUONOCK AVE	Com/Res Mix Use	320,880		320,880
65 96 46	96 POQUONOCK AVE	Res/Com Mix Use	259,000		259,000
65 101 4	101 POQUONOCK AVE	Store	194,600		194,600
65 96 47	102 POQUONOCK AVE	Single Fam	76,300		76,300
65 101 3	103 POQUONOCK AVE	Com/Res Mix Use	451,780		451,780
65 96 48	106 POQUONOCK AVE	Two Family	103,110		103,110
65 101 2	109 POQUONOCK AVE	Vacant Com	73,360		73,360
65 96 50	124 POQUONOCK AVE	Restaurant	336,980		336,980
65 101 1	125 POQUONOCK AVE	Vacant Com	342,650		342,650
65 96 52	144 POQUONOCK AVE	Com/Res Mix Use	171,780		171,780
65 456 74	147 POQUONOCK AVE	Comm Bldg	343,140		343,140
65 102 8	150 POQUONOCK AVE	Prof Bldg	364,210		364,210
65 456 165	165 POQUONOCK AVE	Store	357,840		357,840
65 102 9	180 POQUONOCK AVE	Prof Bldg	260,820		260,820
65 456 75	22 MACK ST	Com Ln Undv	12,810		12,810
76 468 1	139 BROAD ST	Rest/Clubs	413,336		413,336
76 95 9	144 BROAD ST	Store	819,910		819,910
<u>76 95 9</u>	<u>152 BROAD ST</u>	<u>Store</u>	<u>382,270</u>		<u>382,270</u>
76 494 1	153 BROAD ST	Fraternl Org	147,630		147,630
76 494 11	159 BROAD ST	Com/Res Mix Use	264,740		264,740
76 494 10	175 BROAD ST	Com/Res Mix Use	201,390		201,390
76 86 3	176 BROAD ST	Office Bldg	925,610		925,610
76 86 4	186 BROAD ST	Com/Res Mix Use	207,550		207,550
76 494 9	187 BROAD ST	Office Bldg	136,990		136,990
76 86 5	190 BROAD ST	Com/Res Mix Use	326,249		326,249
76 494 8	195 BROAD ST	Com/Res Mix Use	246,477		246,477
76 86 6	208 BROAD ST	Pvt School		300,860	300,860
76 86 7	216 BROAD ST	Rest/Clubs	365,981		365,981
76 93 1	219 BROAD ST	Store	1,426,250		1,426,250
76 86 8	226 BROAD ST	Store	231,910		231,910
76 86 9	240 BROAD ST	Municipal		101,360	101,360
76 93 2	245 BROAD ST	US Govt		830,620	830,620
76 85 11	250 BROAD ST	Bank Bldg	804,930		804,930
76 85 12	260 BROAD ST	Bank Park	104,930		104,930
76 93 4	261 BROAD ST	Municipal		292,670	292,670
76 85 13/1	270 BROAD ST	Bank Bldg	515,340		515,340
76 93 5	275 BROAD ST	Municipal		3,446,450	3,446,450
76 85 14	276 BROAD ST	Fraternl Org	289,660		289,660
76 84 19	280 BROAD ST	Mixed Use	1,154,160		1,154,160
76 93 5	281 BROAD ST	Municipal		12,530	12,530
76 93 5	287 BROAD ST	Municipal		41,790	41,790
76 93 6	289 BROAD ST	Office Bldg	649,670		649,670
76 84 21	296 BROAD ST	Store	544,460		544,460
76 93 7	311 BROAD ST	Church		1,040,060	1,040,060
<u>77 84 21</u>	<u>318 BROAD ST</u>	<u>Supermkt</u>	<u>1,228,150</u>		<u>1,228,150</u>
76 93 9	323 BROAD ST	Municipal		4,481,400	4,481,400
<u>77 84 21Q</u>	<u>330 BROAD ST</u>	<u>SupermktRestaurant</u>	<u>1,228,150</u>	<u>137,060</u>	<u>1,228,150</u>
77 84 22	340 BROAD ST	Prof Bldg	923,230		923,230

66 84 23	354 BROAD ST	Single Fam	172,200		172,200
77 65 1	355 BROAD ST	Pvt School		623,000	623,000
76 86 2	17 BLOOMFIELD AVE	Bank Bldg	191,450		191,450
76 86 1	29 BLOOMFIELD AVE	Comm Condo	262,430		262,430
65 97 6	34 BLOOMFIELD AVE	Office Bldg	192,640		192,640
76 86 1	35 BLOOMFIELD AVE	Rtl Condo	234,710		234,710
65 97 7	40 BLOOMFIELD AVE	Res/Com Mix Use	223,300		223,300
76 494 5	15 CENTRAL ST	Office Bldg	149,030		149,030
76 494 25	25 CENTRAL ST	Store	161,840		161,840
76 494 5	35 CENTRAL ST	US Govt		241,430	241,430
76 93 5C	38 CENTRAL ST	Us Govt		3,220	3,220
76 494 5	45 CENTRAL ST	Municipal		78,960	78,960
76 93 5	50 CENTRAL ST	Municipal		26,320	26,320
76 494 2	10 UNION ST	4 Family	207,480		207,480
76 494 3	20 UNION ST	Municipal		392,000	392,000
76 64 2	1 ROWLAND LN	Vacant	700		700
76 86 17	31 COURT ST	Park Lot	73,010		73,010
76 86 16	35 COURT ST	Park Lot	69,580		69,580
76 86 14	43 COURT ST	Office Bldg	133,210		133,210
76 64 9	7 MECHANIC ST	3 Family	108,570		108,570
76 64 8	19 MECHANIC ST	Single Fam	104,020		104,020
76 93 5	40 MECHANIC ST	US Govt		143,360	143,360
76 64 6	41 MECHANIC ST	Com/Res Mix Use	427,042		427,042
76 64 4	69 MECHANIC ST	Apartments	12,161,100		12,161,100
76 64 80	80 MECHANIC ST	Municipal		72,940	72,940
76 64 101	33 MECHANIC ST (101)	Condo	129,150		129,150
76 64 102	33 MECHANIC ST (102)	Condo	121,520		121,520
76 64 103	33 MECHANIC ST (103)	Condo	127,750		127,750
76 64 104	33 MECHANIC ST (104)	Condo	124,250		124,250
76 64 105	33 MECHANIC ST (105)	Condo	156,310		156,310
76 64 106	33 MECHANIC ST (106)	Condo	127,120		127,120
76 64 107	33 MECHANIC ST (107)	Condo	113,120		113,120
76 64 108	33 MECHANIC ST (108)	Condo	130,690		130,690
76 64 109	33 MECHANIC ST (109)	Condo	161,070		161,070
76 64 110	33 MECHANIC ST (110)	Condo	103,880		103,880
76 64 111	33 MECHANIC ST (111)	Condo	138,320		138,320
76 64 112	33 MECHANIC ST (112)	Condo	109,970		109,970
76 64 113	33 MECHANIC ST (113)	Condo	115,080		115,080
76 64 114	33 MECHANIC ST (114)	Condo	118,230		118,230
76 64 115	33 MECHANIC ST (115)	Condo	117,250		117,250
76 64 116	33 MECHANIC ST (116)	Condo	117,320		117,320
76 64 117	33 MECHANIC ST (117)	Condo	157,570		157,570
76 64 118	33 MECHANIC ST (118)	Condo	117,670		117,670
76 64 201	33 MECHANIC ST (201)	Condo	177,520		177,520
76 64 202	33 MECHANIC ST (202)	Condo	176,120		176,120
76 64 203	33 MECHANIC ST (203)	Condo	173,600		173,600
76 64 204	33 MECHANIC ST (204)	Condo	178,290		178,290
76 64 205	33 MECHANIC ST (205)	Condo	173,320		173,320
76 64 206	33 MECHANIC ST (206)	Condo	176,190		176,190

76 64 207	33 MECHANIC ST (207)	Condo	130,340		130,340
76 64 208	33 MECHANIC ST (208)	Condo	112,630		112,630
76 64 209	33 MECHANIC ST (209)	Condo	131,180		131,180
76 64 210	33 MECHANIC ST (210)	Condo	161,070		161,070
76 64 211	33 MECHANIC ST (211)	Condo	168,140		168,140
76 64 212	33 MECHANIC ST (212)	Condo	156,590		156,590
76 64 213	33 MECHANIC ST (213)	Condo	117,530		117,530
76 64 214	33 MECHANIC ST (214)	Condo	117,460		117,460
76 64 215	33 MECHANIC ST (215)	Condo	114,380		114,380
76 64 216	33 MECHANIC ST (216)	Condo	114,100		114,100
76 64 217	33 MECHANIC ST (217)	Condo	114,100		114,100
76 64 218	33 MECHANIC ST (218)	Condo	154,700		154,700
76 64 219	33 MECHANIC ST (219)	Condo	114,030		114,030
76 64 301	33 MECHANIC ST (301)	Condo	130,340		130,340
76 64 302	33 MECHANIC ST (302)	Condo	115,780		115,780
76 64 303	33 MECHANIC ST (303)	Condo	133,910		133,910
76 64 304	33 MECHANIC ST (304)	Condo	164,150		164,150
76 64 305	33 MECHANIC ST (305)	Condo	163,450		163,450
76 64 306	33 MECHANIC ST (306)	Condo	156,520		156,520
76 64 307	33 MECHANIC ST (307)	Condo	117,530		117,530
76 64 308	33 MECHANIC ST (308)	Condo	114,310		114,310
76 64 309	33 MECHANIC ST (309)	Condo	117,530		117,530
76 64 310	33 MECHANIC ST (310)	Condo	117,250		117,250
76 64 311	33 MECHANIC ST (311)	Condo	117,250		117,250
76 64 312	33 MECHANIC ST (312)	Condo	154,000		154,000
76 64 313	33 MECHANIC ST (313)	Condo	120,330		120,330
76 86 11	14 MAPLE AVE	Office Bldg	100,310		100,310
76 85 10	19 MAPLE AVE	Motel	367,570		367,570
76 85 9	21 MAPLE AVE	Com Ln Dev	79,100		79,100
76 86 10	22 MAPLE AVE	Office Bldg	286,370		286,370
76 86 12	26 MAPLE AVE	Prof Bldg	226,100		226,100
76 86 13	30 MAPLE AVE	Office Bldg	322,350		322,350
77 63 3	2 BATCHELDER	Pvt School		60,060	60,060
77 63 3	4 BATCHELDER (LOT)	Pvt School		74,620	74,620
			43,524,768	12,371,100	55,895,868
			44,272,858	12,374,320	56,647,178

EXHIBIT B – ASSESSOR’S CERTIFICATE OF ORIGINAL ASSESSED VALUE

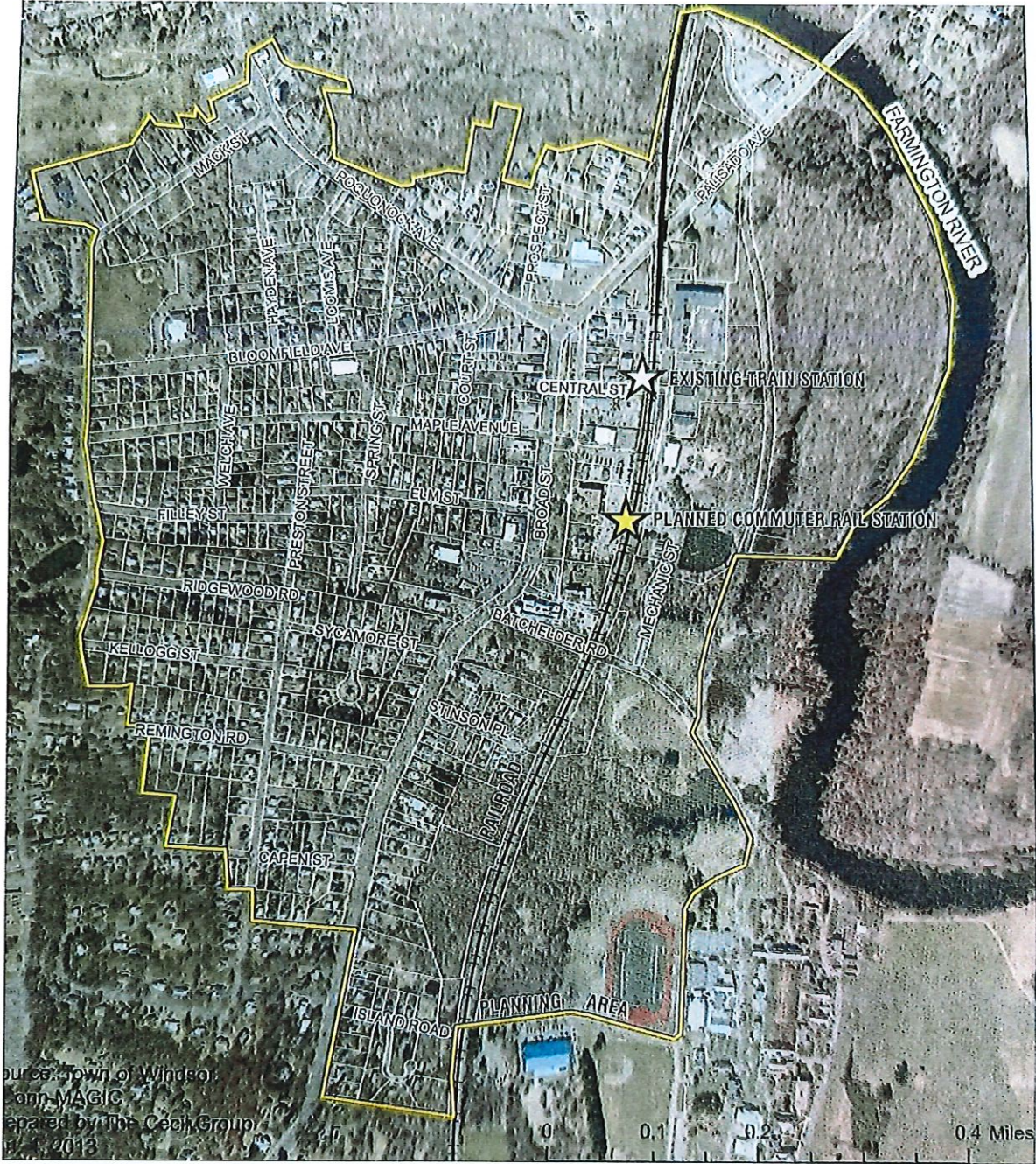
In accordance with Sections 7-339ee (B) and 7-339gg of the Connecticut General Statutes, I hereby certify that the total amount of gross taxable assessment of properties located in Tax Increment Finance District of the Town of Windsor as established by a vote of the Town Council on October 17, 2022 does not exceed ten per cent (10%) of the total value of gross taxable real property on the Grand List of October 1, 2021. The total gross taxable assessment for all real property located in the Windsor Center Tax Increment Finance District of the Town of Windsor as of the Grand List of October 1, 2021 equals \$~~43,524,768~~ 44,272,858 which is equal to 1.635% of the total gross taxable assessment of all real property as of the Grand List of October 1, 2021.



Lawrence LaBarbera, Town Assessor

Date: October 20, 2022

EXHIBIT C – PLANNING AREA FOR TOD MASTER PLAN



The planning area for the TOD Master Plan and Development Strategy encompasses properties within approximately ½ mile of the proposed future rail station in Windsor Center, a convenient walking distance and a meaningful measure of the scale of compact village and mixed-use districts.

EXHIBIT D – FORECASTED ESTIMATE OF CAPTURED ASSESSED VALUE (CAV) AND INCREMENTAL TAX REVENUE (THIS EXHIBIT TO BE SUBSTITUTED WITH UPDATED TABLES)

TIF Year	CENTER PLAZA	ARDERY SITE	Remainder of District	Total Incremental Assessed Value	Total Incremental Tax Revenue	75% to District	25% to General Fund
1			217,624	217,624	7,240	5,430	1,810
2	9,407,230		218,712	9,625,942	320,255	240,191	80,064
3	14,356,720	11,209,730	219,806	25,786,256	857,909	643,432	214,477
4	14,428,504	11,265,779	220,905	25,915,187	862,198	646,649	215,550
5	14,500,646	11,322,108	222,009	26,044,763	866,509	649,882	216,627
6	14,573,149	11,378,718	223,119	26,174,987	870,842	653,131	217,710
7	14,646,015	11,435,612	224,235	26,305,862	875,196	656,397	218,799
8	14,719,245	11,492,790	225,356	26,437,391	879,572	659,679	219,893
9	14,792,841	11,550,254	226,483	26,569,578	883,970	662,977	220,992
10	14,866,806	11,608,005	227,615	26,702,426	888,390	666,292	222,097
11	14,941,140	11,666,045	228,753	26,835,938	892,832	669,624	223,208
12	15,015,845	11,724,375	229,897	26,970,118	897,296	672,972	224,324
13	15,090,925	11,782,997	231,047	27,104,968	901,782	676,337	225,446
14	15,166,379	11,841,912	232,202	27,240,493	906,291	679,718	226,573
15	15,242,211	11,901,122	233,363	27,376,696	910,823	683,117	227,706
16	15,318,422	11,960,627	234,530	27,513,579	915,377	686,533	228,844
17	15,395,014	12,020,430	235,702	27,651,147	919,954	689,965	229,988
18	15,471,989	12,080,533	236,881	27,789,403	924,553	693,415	231,138
19	15,549,349	12,140,935	238,065	27,928,350	929,176	696,882	232,294
20	15,627,096	12,201,640	239,256	28,067,991	933,822	700,367	233,456
20-year Total	279,109,527	210,583,610	4,565,559	494,258,696	16,443,987	12,332,990	4,110,997

Assumptions:

Original Assessed Value of the District as of October 1, 2021 Grand List - ~~\$43,524,768~~ 44,272,858

20 year TIF Term

Center Plaza (144-152 Broad Street) redevelopment incorporates two phases

Phase I Assessment = \$9,407,230 (est.)

Phase I&2 Combined = \$14,356,720 (est.)

Ardery Site (109-125 Poquonock Avenue) redevelopment - \$11,209,730 (est.)

Constant Mill Rate of 33.27

0.5% annual increase projections are for planning purposes

Assessment growth from development and market forces evenly spread for simplicity of forecasting

75% Capture

TIF Year	CENTER PLAZA	ARDERY SITE	Remainder of District	Total Incremental Assessed Value	Total Incremental Tax Revenue
1			217,624	217,624	7,240
2	9,407,230		218,712	9,625,942	320,255
3	14,356,720	11,209,730	219,806	25,786,256	857,909
4	14,428,504	11,265,779	220,905	25,915,187	862,198
5	14,500,646	11,322,108	222,009	26,044,763	866,509
6	14,573,149	11,378,718	223,119	26,174,987	870,842
7	14,646,015	11,435,612	224,235	26,305,862	875,196
8	14,719,245	11,492,790	225,356	26,437,391	879,572
9	14,792,841	11,550,254	226,483	26,569,578	883,970
10	14,866,806	11,608,005	227,615	26,702,426	888,390
11	14,941,140	11,666,045	228,753	26,835,938	892,832
12	15,015,845	11,724,375	229,897	26,970,118	897,296
13	15,090,925	11,782,997	231,047	27,104,968	901,782
14	15,166,379	11,841,912	232,202	27,240,493	906,291
15	15,242,211	11,901,122	233,363	27,376,696	910,823
16	15,318,422	11,960,627	234,530	27,513,579	915,377
17	15,395,014	12,020,430	235,702	27,651,147	919,954
18	15,471,989	12,080,533	236,881	27,789,403	924,553
19	15,549,349	12,140,935	238,065	27,928,350	929,176
20	15,627,096	12,201,640	239,256	28,067,991	933,822
20-year Total	279,109,527	210,583,610	4,565,559	494,258,696	16,443,987
Assumptions:					
Original Assessed Value of the District as of October 1, 2021 Grand List -					
\$43,524,768 <u>\$44,272,858</u>					
20 year TIF Term					
Center Plaza redevelopment incorporates two phases					
Phase I Assessment = \$9,407,230 (est.)					
Phase I&2 Combined = \$14,356,720 (est.)					
Arderly Site redevelopment - \$11,209,730 (est.)					
Constant Mill Rate of 33.27					
0.5% annual increase projections are for planning purposes					
Assessment growth from new development and market forces evenly spread for simplicity of forecasting					
75% Capture					

EXHIBIT D – FORECASTED ESTIMATE OF CAPTURED ASSESSED VALUE (CAV) AND INCREMENTAL TAX REVENUE

<u>TIF Year</u>	<u>CENTER PLAZA</u>	<u>ARDERY SITE</u>	<u>Remainder of District</u>	<u>Total Incremental Assessed Value</u>	<u>Total Incremental Tax Revenue</u>	<u>75% to District</u>	<u>25% to General Fund</u>
<u>1</u>			<u>213,273</u>	<u>213,273</u>	<u>7,096</u>	<u>5,322</u>	<u>1,774</u>
<u>2</u>	<u>9,407,230</u>		<u>214,339</u>	<u>9,621,569</u>	<u>320,110</u>	<u>240,082</u>	<u>80,027</u>
<u>3</u>	<u>14,356,720</u>	<u>11,209,730</u>	<u>215,411</u>	<u>25,781,861</u>	<u>857,763</u>	<u>643,322</u>	<u>214,441</u>
<u>4</u>	<u>14,428,504</u>	<u>11,265,779</u>	<u>216,488</u>	<u>25,910,770</u>	<u>862,051</u>	<u>646,538</u>	<u>215,513</u>
<u>5</u>	<u>14,500,646</u>	<u>11,322,108</u>	<u>217,571</u>	<u>26,040,324</u>	<u>866,362</u>	<u>649,771</u>	<u>216,590</u>
<u>6</u>	<u>14,573,149</u>	<u>11,378,718</u>	<u>218,658</u>	<u>26,170,526</u>	<u>870,693</u>	<u>653,020</u>	<u>217,673</u>
<u>7</u>	<u>14,646,015</u>	<u>11,435,612</u>	<u>219,752</u>	<u>26,301,378</u>	<u>875,047</u>	<u>656,285</u>	<u>218,762</u>
<u>8</u>	<u>14,719,245</u>	<u>11,492,790</u>	<u>220,850</u>	<u>26,432,885</u>	<u>879,422</u>	<u>659,567</u>	<u>219,856</u>
<u>9</u>	<u>14,792,841</u>	<u>11,550,254</u>	<u>221,955</u>	<u>26,565,050</u>	<u>883,819</u>	<u>662,864</u>	<u>220,955</u>
<u>10</u>	<u>14,866,806</u>	<u>11,608,005</u>	<u>223,064</u>	<u>26,697,875</u>	<u>888,238</u>	<u>666,179</u>	<u>222,060</u>
<u>11</u>	<u>14,941,140</u>	<u>11,666,045</u>	<u>224,180</u>	<u>26,831,364</u>	<u>892,679</u>	<u>669,510</u>	<u>223,170</u>
<u>12</u>	<u>15,015,845</u>	<u>11,724,375</u>	<u>225,301</u>	<u>26,965,521</u>	<u>897,143</u>	<u>672,857</u>	<u>224,286</u>
<u>13</u>	<u>15,090,925</u>	<u>11,782,997</u>	<u>226,427</u>	<u>27,100,349</u>	<u>901,629</u>	<u>676,221</u>	<u>225,407</u>
<u>14</u>	<u>15,166,379</u>	<u>11,841,912</u>	<u>227,559</u>	<u>27,235,851</u>	<u>906,137</u>	<u>679,603</u>	<u>226,534</u>
<u>15</u>	<u>15,242,211</u>	<u>11,901,122</u>	<u>228,697</u>	<u>27,372,030</u>	<u>910,667</u>	<u>683,001</u>	<u>227,667</u>
<u>16</u>	<u>15,318,422</u>	<u>11,960,627</u>	<u>229,841</u>	<u>27,508,890</u>	<u>915,221</u>	<u>686,416</u>	<u>228,805</u>
<u>17</u>	<u>15,395,014</u>	<u>12,020,430</u>	<u>230,990</u>	<u>27,646,434</u>	<u>919,797</u>	<u>689,848</u>	<u>229,949</u>
<u>18</u>	<u>15,471,989</u>	<u>12,080,533</u>	<u>232,145</u>	<u>27,784,667</u>	<u>924,396</u>	<u>693,297</u>	<u>231,099</u>
<u>19</u>	<u>15,549,349</u>	<u>12,140,935</u>	<u>233,306</u>	<u>27,923,590</u>	<u>929,018</u>	<u>696,763</u>	<u>232,254</u>
<u>20</u>	<u>15,627,096</u>	<u>12,201,640</u>	<u>234,472</u>	<u>28,063,208</u>	<u>933,663</u>	<u>700,247</u>	<u>233,416</u>
<u>20-year Total</u>	<u>279,109,527</u>	<u>210,583,610</u>	<u>4,474,279</u>	<u>494,167,416</u>	<u>16,440,950</u>	<u>12,330,712</u>	<u>4,110,237</u>

Assumptions:

Original Assessed Value of the District as of October 1, 2021 Grand List - \$ 44,272,858

20 year TIF Term

Center Plaza (144-152 Broad Street) redevelopment incorporates two phases

Phase I Assessment = \$9,407,230 (est.)

Phase I&2 Combined = \$14,356,720 (est.)

Ardery Site (109-125 Poquonock Avenue) redevelopment - \$11,209,730 (est.)

Constant Mill Rate of 33.27

0.5% annual increase projections are for planning purposes

Assessment growth from development and market forces evenly spread for simplicity of forecasting

75% Capture

<u>TIF Year</u>	<u>CENTER PLAZA</u>	<u>ARDERY SITE</u>	<u>Remainder of District</u>	<u>Total Incremental Assessed Value</u>	<u>Total Incremental Tax Revenue</u>
<u>1</u>			<u>213,273</u>	<u>217,624</u>	<u>7,096</u>
<u>2</u>	<u>9,407,230</u>		<u>214,339</u>	<u>9,621,569</u>	<u>320,110</u>
<u>3</u>	<u>14,356,720</u>	<u>11,209,730</u>	<u>215,411</u>	<u>25,781,861</u>	<u>857,763</u>
<u>4</u>	<u>14,428,504</u>	<u>11,265,779</u>	<u>216,488</u>	<u>25,910,770</u>	<u>862,051</u>
<u>5</u>	<u>14,500,646</u>	<u>11,322,108</u>	<u>217,571</u>	<u>26,040,324</u>	<u>866,362</u>
<u>6</u>	<u>14,573,149</u>	<u>11,378,718</u>	<u>218,658</u>	<u>26,170,526</u>	<u>870,693</u>
<u>7</u>	<u>14,646,015</u>	<u>11,435,612</u>	<u>219,752</u>	<u>26,301,378</u>	<u>875,047</u>
<u>8</u>	<u>14,719,245</u>	<u>11,492,790</u>	<u>220,850</u>	<u>26,432,885</u>	<u>879,422</u>
<u>9</u>	<u>14,792,841</u>	<u>11,550,254</u>	<u>221,955</u>	<u>26,565,050</u>	<u>883,819</u>
<u>10</u>	<u>14,866,806</u>	<u>11,608,005</u>	<u>223,064</u>	<u>26,697,875</u>	<u>888,238</u>
<u>11</u>	<u>14,941,140</u>	<u>11,666,045</u>	<u>224,180</u>	<u>26,831,364</u>	<u>892,679</u>
<u>12</u>	<u>15,015,845</u>	<u>11,724,375</u>	<u>225,301</u>	<u>26,965,521</u>	<u>897,143</u>
<u>13</u>	<u>15,090,925</u>	<u>11,782,997</u>	<u>226,427</u>	<u>27,100,349</u>	<u>901,629</u>
<u>14</u>	<u>15,166,379</u>	<u>11,841,912</u>	<u>227,559</u>	<u>27,235,851</u>	<u>906,137</u>
<u>15</u>	<u>15,242,211</u>	<u>11,901,122</u>	<u>228,697</u>	<u>27,372,030</u>	<u>910,667</u>
<u>16</u>	<u>15,318,422</u>	<u>11,960,627</u>	<u>229,841</u>	<u>27,508,890</u>	<u>915,221</u>
<u>17</u>	<u>15,395,014</u>	<u>12,020,430</u>	<u>230,990</u>	<u>27,646,434</u>	<u>919,797</u>
<u>18</u>	<u>15,471,989</u>	<u>12,080,533</u>	<u>232,145</u>	<u>27,784,667</u>	<u>924,396</u>
<u>19</u>	<u>15,549,349</u>	<u>12,140,935</u>	<u>233,306</u>	<u>27,923,590</u>	<u>929,018</u>
<u>20</u>	<u>15,627,096</u>	<u>12,201,640</u>	<u>234,472</u>	<u>28,063,208</u>	<u>933,663</u>
<u>20-year Total</u>	<u>279,109,527</u>	<u>210,583,610</u>	<u>4,474,279</u>	<u>494,167,416</u>	<u>16,440,950</u>
<u>Assumptions:</u>					
<u>Original Assessed Value of the District as of October 1, 2021 Grand List - \$44,272,858</u>					
<u>20 year TIF Term</u>					
<u>Center Plaza redevelopment incorporates two phases</u>					

Phase I Assessment = \$9,407,230 (est.)				
Phase I&2 Combined = \$14,356,720 (est.)				
Ardery Site redevelopment - \$11,209,730 (est.)				
Constant Mill Rate of 33.27				
0.5% annual increase projections are for planning purposes				
Assessment growth from new development and market forces evenly spread for simplicity of forecasting				
75% Capture				

EXHIBIT E – WRITTEN ADVISORY OPINION OF THE PLANNING COMMISSION

Memorandum

To: Honorable Mayor and Council Members

Cc: Peter Souza, Town Manager

From: Eric Barz, Town Planner

Date: October 12, 2022

Re: Review of Windsor Center TIF District Master Plan

The Planning and Zoning Commission discussed the proposed Tax Increment Financing (TIF) District Master Plan for Windsor Center at their regular meeting held on October 11, 2022. The Commission found the Windsor Center TIF will further the community and economic development goals contained in the Town’s Plan of Conservation and Development.

The Commission recommends that the Town Council approve the Windsor Center TIF District and District Master Plan.

EXHIBIT F – PUBLIC HEARING NOTICE

Legal Notice Town of Windsor

The Windsor Town Council will hold a public hearing on the “Windsor Center Tax Increment Financing District and District Master Plan”, Monday, October 17, 2022 at 7:20 p.m. in the Council Chambers, Town Hall, 275 Broad Street, Windsor, Connecticut to review and discuss the following:

Authorizing the Creation of the Windsor Center Tax Increment Financing District and Adopting the Windsor Center Tax Increment Financing District Master Plan.

The proposed Windsor Center Tax Increment Financing District incorporates primarily B2, NZ and R-8 zoned land fronting on Poquonock Avenue, Palisado Avenue, Bloomfield Avenue, Broad Street, Union Street, Central Street, Mechanic Street, Batchelder Road, Maple Avenue and Court Street. All as more specifically depicted in the proposed Windsor Center Tax Increment Financing District Master Plan.

At the public hearing interested persons may be heard and written communications may be received. The Windsor Center Tax Increment Financing District Master Plan is available for public inspection during normal business hours in the Town Clerk’s Office, at the Windsor Public Library and on the Town’s website.

Information on how to attend the Zoom meeting via phone or computer will be included on the Town Council agenda. Please go to www.townofwindsorct.com, click on the virtual meeting info button found on the front page and select Town Council meeting for October 17, 2022. The agenda will be posted 24 hours prior to the meeting.

EXHIBIT G – PUBLIC HEARING MINUTES

**TOWN OF WINDSOR
TOWN COUNCIL
HYBRID MEETING
OCTOBER 17, 2022
PUBLIC HEARING**

APPROVED MINUTES

1) CALL TO ORDER

The Public Hearing was called to order at 7:20 p.m. by Mayor Trinks.

Present: Mayor Donald Trinks, Deputy Mayor Lisa Rampulla Bress, Councilor Black-Burke, Councilor James Dobler, Councilor Ronald Eleveld, Councilor Kristin Gluck Hoffman, Councilor Kenneth Smith, Councilor Jody Terranova, and Councilor Len Walker (arrived at 7:25 p.m.)

Mayor Trinks read aloud the notice of the public hearing to hear public comment on:

“AUTHORIZING THE CREATION OF THE WINDSOR CENTER TAX INCREMENT FINANCING DISTRICT AND ADOPTING THE WINDSOR CENTER TAX INCREMENT FINANCING DISTRICT MASTER PLAN.”

2) PUBLIC COMMENT

Coralee Jones, 1171 Matianuck Avenue, stated although she loves the town green and is in favor of ideas that would benefit the town and favor the green, she is not confident that the TIF plan is how to do this. The Tax Increment Financing District Master (TIF) plan carves out money to benefit a few. Based on today’s assessments, the town’s budget would get about \$650,000 less revenue per year for 20 years. She is wondering how the Town Council will address that short fall. She and Linda Alexander were part of First Town Downtown (FTDT) when it was first created. A road diet was discussed then. It was decided at that time that the best way to handle this was to do a trial basis and see how it worked. Individuals living in the Wilson area have complained about the traffic issues they have getting onto Route 159 since the narrowing of the road. The next 20 years is a long time. She knows we need to build a fund, but with the uncertainty of what things will look like even in the next few years, 20 years is way long time to speculate what can happen. She is in favor of improving the town center, however, she is not convinced this plan is a fair way to accomplish that objective.

Linda Alexander, 155 Fieldstone Drive, echoed what Coralee Jones said. She also was a part of when FTDT was first established. She is opposed to the TIF plan. This plan will divert tax revenues from the usual beneficiaries, the taxpayers of Windsor, and the services they depend upon. It will instead give it to a select group of people, namely developers and contractors to

pay for things the taxpayers don't support, want or need. Among the items for consideration is \$4.5 million to narrow Broad Street, which can be done on a trial basis which will cost less money and will determine if it would help or hurt businesses. She asked how a person would shop for groceries, etc. in the town center without a car. Overall, the plan will take money away from taxpayers, residents and existing town businesses who are struggling to recover from COVID mandates. It may sound great on paper but it doesn't take into account the needs of the majority of Town of Windsor taxpayers. It's selective and discriminatory. It does not support businesses in Wilson, Deerfield, Hayden Station, Poquonock or Rainbow Road where you'll find many long-time business owners operating in older buildings that can use some rehab.

Richard Esposito, 4 Batchelder Road, stated he is the President of the Board of Directors of FTDT, was a past member of the Windsor Chamber of Commerce for many years and was also on their Board of Directors. He has lived in Windsor for over 12 years and appreciates and enjoys the Town of Windsor as a wonderful and diverse community to reside, work and play in. Windsor is a very welcoming, vibrant and well run town due to the wonderful work and high standards of its town residents, town officials and town staff. This excellence is exemplified by the town's AAA S&P credit rating, its reputation as a business-friendly environment and significant tax base, all of which are the envy to surrounding towns and beyond. This evening he speaks for himself and FTDT stating that they both support the TIF district plan. He believes that innovative programs like the proposed TIF district plan are essential elements for a comprehensive town strategy to maintain the vitality and to build upon the existing potential that exists in the town's center.

Michele Vannelli, 1152 Poquonock Avenue, stated she will not pretend to understand all the intricacies of the TIF plan. It seems complex and confusing as to how and where generated funds would be channeled within the confines of this new tax district. Frankly, she views this plan as fractionalizing Windsor's taxpayers. If you want to generate and track tax money for exclusive use in a targeted zone, she suggested that generating a plan that would facilitate the joint Department of Transportation construction of the long overdue Day Hill North flyover would be a good start. The creation of a tax district inclusive of Day Hill Road and Kennedy Road would benefit everyone if we are to create a targeted funding mechanism for the continual maintenance and possible redesign of town-owned roads such as Day Hill Road and Kennedy Road. Like it or not, we will soon experience an expansive explosion of tractor trailer traffic as we've never seen it before. Their use of the roads will make them deteriorate more quickly. This is a much more pressing issue than the targeted downtown zone. Also, there will be 17 more tractor trailers using Day Hill Road once the Town Planning & Zoning approves the proposal at the 415/425 Day Hill Road site. She asks that the Town Council forgo this TIF plan. We need to avoid telling tax payers that their taxes have to increase to offset the amount of money allotted for road way destruction caused by Amazon and other tractor trailer traffic.

William Pelkey, 133 Portman Street stated he is not in favor of the TIF plan due to the way it is currently written. He feels the town should rewrite it. When you start looking at this type of district, you'll be thinking there will be more development. There is always a potential issue when you start creating one district only. There may be more development, but it may be moved from somewhere else that it would have landed in town. I think if someone were looking to have

a restaurant or build some housing in the town, it may move to the center opposed to somewhere else. Where do we start to focus ourselves? He is concerned with the current 75/25 split. We know that property values tend to appreciate over time. From a mathematical standpoint, when you start out, it takes a while to gain some funds but it takes a while to build or develop as well. So in the first few years, we are stealing from town funds for this. He'd like to see the language changed so that in the first few years we aren't taking what could have been normal appreciating growth that would have just gone to the town as a whole and having to split it off. One other concern is to do with some of the phrasing from town staff and other boards and commissions on how we can 'lock in' our current priorities and goals. He thinks that is the problem as it is our 'current' priorities and goals. Over 20 years, things can change. We won't have the flexibility. Lastly, a lot of what the district does, as per the proposed TIF plan, are things that other tools like the Property Tax Abatement already do for the town. He does not see the full benefit from that portion of the TIF plan. He encouraged the Council to listen to what the citizens are saying tonight.

Donald Jepsen, 495 Palisado Avenue, stated that he is generally in favor of the TIF. Going back to the grand list of last year sounds wonderful, but it was really four years ago. That was our last revaluation. In a few months, we will have another revaluation. As we all know, residential values have sky rocketed post COVID as have vacancy rates. He wishes the baseline would be on the next revaluation. He feels that would be more fair. He asked how the Council would spend the money during the annual budget process. Would this budget go before the voters as a part of the process during the referendum? If it failed, what would be the mechanisms? Either way, if the referendum did fail, the mill rate will change and will affect the way the Council uses the money for the TIF plan. There was a lot of talk about a TIF Advisory Commission. He does not see anything about this Commission anywhere. How do you get on it, who is on it, etc? There was a redevelopment agency years ago that perhaps we can reactivate for that purpose. Those are his observations.

Alfred Loomer, 5 Sarah Anne Lane, stated he is a member of the Economic Development Commission (EDC) that worked on that policy through the summer. The EDC is a bipartisan committee which painstakingly went through and reviewed the TIF plan with the thought of what they can do to help the town center. The purpose of the TIF policy is to segregate property taxes of Windsor town center residents and reinvest it. It is merely an accounting mechanism. It does not specifically designate money. It does not take policy away from Town Council to segregate that money but it incents the EDC for providing incentives to possible developers and other developments in town. We spent a lot of time on this. He thanked the Council for their time and hoped that they consider this policy in their deliberations.

Paul Panos, 48 Brookview Road, stated that if there is any government money that will be used to encourage a developer to do anything, they should be rejected. This is his overall view of the TIF plan.

3) ADJOURNMENT

Mayor Trinks declared the Public Hearing closed at 7:45 p.m.

Respectfully Submitted,

Helene Albert
Recording Secretary

EXHIBIT H – TOWN COUNCIL RESOLUTION

AUTHORIZING CREATION OF THE WINDSOR CENTER TAX INCREMENT FINANCING DISTRICT AND ADOPTING THE WINDSOR CENTER TAX INCREMENT FINANCING DISTRICT MASTER PLAN FOR THE DISTRICT

WHEREAS, Chapter 105b of the Connecticut General Statutes authorizes municipalities in Connecticut to create tax increment financing (“TIF”) districts for the purpose of incentivizing economic development and infrastructure, and supporting employment, housing, economic growth and other projects; and

WHEREAS, the proposed district, to be known as the Windsor Center Tax Increment Financing District (the “District”), will be created pursuant to the Act and the Windsor Center Tax Increment Financing District Master Plan attached hereto as Exhibit A (the “District Master Plan”), which details the creation, structure, development, financing, operation and maintenance of the District; and

WHEREAS, pursuant to the District Master Plan, the Town of Windsor (the “Town”) will capture seventy five percent (75%) of the future increased assessed property values within the District for an anticipated term of 20 years and utilize up to one hundred percent (100%) of the real property tax revenues generated from such increased property values, along with private funds, to fund infrastructure improvements, economic development programs, traffic and road improvements, streetscaping, branding and administrative costs; and

WHEREAS, the Town is in need of economic development and infrastructure improvements in the Windsor Center area; and

WHEREAS, there is a need to provide continuing employment opportunities for the citizens of Windsor and the surrounding region; to improve and broaden the tax base in the Town; and to improve the economy of the Town and the State of Connecticut; and

WHEREAS, a portion of the real property within the proposed District (i) is in a substandard, deteriorated, deteriorating or blighted area; (ii) is in need of rehabilitation, redevelopment or conservation work; or (iii) is suitable for commercial, residential, mixed-use or retail uses, downtown development or transit-oriented development; and

WHEREAS, as shown in Exhibit B of the District Master Plan, the original assessed value of the taxable property within the District does not exceed ten percent (10%) of the total value of taxable property within the Town as of October 1, 2021; and

WHEREAS, the creation of the District will help to provide continued employment for the citizens of the Town and the surrounding region; to improve and broaden the tax base in the Town; and to contribute to the economic growth and well-being of the Town and the State of Connecticut; and

WHEREAS, the establishment of the District would not be in conflict with the Town's Charter; and

WHEREAS, the District Master Plan was transmitted to, and a study of the District Master Plan and a written advisory opinion as required by the Act was requested from, the Town Planning and Zoning Commission to the authorization and the establishment of the District; and

WHEREAS, the Town Council has held a public hearing on the proposal to establish the District in accordance with the requirements of the Act, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town Council has considered the comments provided at the public hearing, both for and against the District.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WINDSOR AS FOLLOWS:

Section 1. The Town Council of the Town of Windsor hereby authorizes creation of the Windsor Center Tax Increment Financing District, the boundaries of which are included in the District Master Plan, and adopts the Windsor Center Tax Increment Financing District Master Plan attached hereto as Exhibit A.

Section 2. The Town Council of the Town of Windsor hereby authorizes that seventy-five percent (75%) of the future increased assessed property values within the District shall be retained as captured assessed value in accordance with the District Master Plan and up to one hundred percent (100%) of the real property tax revenues generated from such captured assessed value may be used to fund the various costs and improvements set forth in the District Master Plan.



Town Council
Resignations/Appointments/Reappointments
October 2, 2023

Resignations

None

Appointments/Reappointments (to be acted upon at tonight's meeting)

None

Names submitted for consideration of appointment

- A. One Democratic Member
Human Relations Commission
Three Year Unexpired Term to expire May 31, 2025 or until a successor is appointed
(Patricia Mack - resigned)

“MOVE to APPOINT Marie Bendzans as a Democratic member to the Human Relations Commission for a three year unexpired term to expire May 31, 2025 or until a successor is appointed.”

- B. One Democratic Member
Human Relations Commission
Three Year Term to expire May 31, 2024 or until a successor is appointed
(Patrice Holiday - resigned)

“MOVE to APPOINT Judy-Ann Cooke as a Democratic member to the Human Relations Commission for a three year unexpired term to expire May 31, 2024 or until a successor is appointed.”



**TOWN OF WINDSOR
TOWN COUNCIL
HYBRID MEETING
SEPTEMBER 18, 2023
PUBLIC HEARING**

UNAPPROVED MINUTES

1) CALL TO ORDER

The Public Hearing was called to order at 7:20 p.m. by Mayor Trinks.

Present: Mayor Donald Trinks, Deputy Mayor Lisa Rampulla Bress, Councilor Black-Burke, Councilor James Dobler, Councilor Ronald Eleveld, Councilor Ojala Naeem, Councilor Kenneth Smith, and Councilor Walker

Absent: Councilor Kristin Gluck Hoffman

Mayor Trinks read aloud the notice of the public hearing to solicit public comment on the proposed path segment location in the Day Hill Road Corridor pursuant to Section 15-33 of the *Town of Windsor Code of Ordinances*.

2) PUBLIC COMMENT

3) ADJOURNMENT

Mayor Trinks declared the Public Hearing closed at 7:25 p.m.

Respectfully Submitted,

Helene Albert
Recording Secretary



TOWN COUNCIL
HYBRID MEETING – VIRTUAL AND IN-PERSON
September 18, 2023
Regular Town Council Meeting
Council Chambers

UNAPPROVED MINUTES

1) CALL TO ORDER

Mayor Trinks called the meeting to order at 7:30 p.m.

Present: Mayor Donald Trinks, Deputy Mayor Lisa Rampulla Bress, Councilor Black-Burke, Councilor James Dobler, Councilor Ronald Eleveld, Councilor Ojala Naeem, Councilor Kenneth Smith, and Councilor Walker

Absent: Councilor Kristin Gluck Hoffman

2) PRAYER OR REFLECTION

Councilor Dobler led the group in prayer/reflection.

3) PLEDGE OF ALLEGIANCE

Councilor Dobler led the group in the Pledge of Allegiance.

4) PROCLAMATIONS AND AWARDS

- a) Proclamation designating September as National Suicide Prevention Month

Deputy Mayor Bress read the proclamation designating September as National Suicide Prevention month.

5) PUBLIC COMMUNICATIONS AND PETITIONS

Paul Panos, 48 Brookview Road, stated that he is talking for himself about the Oliver Ellsworth project. He visited the school with Councilor Smith and they had a look at some of the equipment with one of the plant supervisors. After that, he went again by himself with the plant supervisor to visit the site. He has a background in this area as he was a boiler designer for 40 years and was in energy management for 7-8 years. The chiller is an indirect system. It doesn't go from the refrigerant directly and blowing out air, it is done indirectly. When asked what the reason is, he read all the reports and he can't find any explanation except to say that the chiller was oversized. It doesn't appear to him that is a likely reason for this to happen. He looked at the ventilation units and what he thinks is the configuration of the heat exchanger itself is the origin of the problem. It doesn't have the depth (you need to have a certain depth for the water to drop out before the air

goes out). It only has four rows and it is extremely wide. Normally it's more square and deeper. The duct work also works against it. Before we spend too much money, we should have an engineer look at this. He explained further what he feels should be looked at.

6) COMMUNICATIONS FROM COUNCIL MEMBERS

Councilor Naeem echoed Councilor Dobler's sentiments. She had the opportunity to volunteer at the Tavern Trot event. She thanked the Police Department and the rest of the volunteers as it was a great event. This past Thursday, there was an event put together by CT Main Street, the Windsor Chamber of Commerce, First Town Downtown and our economic teams. Patrick McMahon and Peter Souza attended as well. The event highlighted the opportunities in Windsor. There were developers as well as those individuals that promote economic development from all across the state. They had some wonderful tours of our town center and all the key areas around there. She thanked everyone that pulled the event together. She gave a shout out to Nurse Jenifer Waldo, whom she has run into at just about every event in Windsor that happened over the course of the summer. She thanked her for the work she is doing.

Councilor Dobler stated that he attended the Annual Tavern Trot. There were 830 people that registered to run. Another great turnout for a great cause. He thanked everyone that showed up.

Councilor Walker said at the last meeting he spoke of the Collective Space and some of the people that occupy that space. Lucinda is a midwife who does prenatal care and follows through to birth. He thanked the Town Manager and the people at the Club for repairs to North Meadow Road. He recognized Team Paragon on all their accomplishments so far. They should be commended for the entire team for building robots and doing well in competitions. We need students to go into trade, but we also need engineers and scientists. He congratulated all the kids that are doing well in athletics. He asked if we have tested all of our school buildings for air quality.

Councilor Black-Burke gave a thank you to those who came out tonight and for their comments. She reminded everyone it is getting darker, so please slow down. Also, please honor the stop signs on the school buses. She gave a shout out to the art teacher Ms. Lloyd and the P.E. instructor at JFK school, Mr. Potter, on how they transformed the gym's rock wall. Two Windsor students, Elsie Hale and Gabbie Williams were able to display their art work on the rock wall.

Councilor Gluck Hoffman - absent

Councilor Eleveld said Saturday the Windsor Rotary Club packaged 14,000 meals in about two hours for individuals that are food insecure. It was supported by Team Paragon. Food was sent out to Enfield, East Windsor and the Windsor Food Bank, which received the bulk of the food. We do have a lot of activity in Windsor. It's the volunteers, managed through clubs or individually, that makes Windsor a great place to live.

Deputy Mayor Bress echoed Councilor Naeem's remarks about Ms. Waldo. Her work in the community is stellar. She recognized that it is Hispanic Heritage month.

Councilor Smith had nothing to report.

Mayor Trinks said that he heard a comment from a couple of individuals that said 'not every town does this', which they were referring to the CT Main Street event where they have townspeople, government, businesses, and economic development all coming together. He commended the town for having the event. Saturday was the second annual reunion for the 82nd Airborne and they chose to have it in Windsor. Everyone that recognized him congratulated him on a beautiful town. They were all so impressed with it. He gave his thanks to Alex, his driver at Northwest Park, and his friend Jim who was a glider pilot in WWII. He thanked all the helped to keep the town beautiful.

7) REPORT OF APPOINTED BOARDS AND COMMISSIONS

a) Public Building Commission

Gary Johnson, Board of Education, gave the following report:

Sage Park Middle School Energy HVAC Efficiencies Upgrades Project Phase 2 & 3 - 9542

Work continues to progress with contractors working nights and weekends as needed to stay on schedule. The abatement of HazMat are complete. Replacement of air handlers in music wing is 75% complete. The installation of the complete new heating plant in boiler room is 75% complete. The replacement of all classroom wall unit ventilators is on schedule. Current project schedules are for phase two to be completed by end of August 2023 and Phase three to be completed end of November 2023.

Aquatic Facilities Improvements Goslee Pool Houses Renovations - 9564

Construction work is complete and pool opened on July 31st. Items remaining are minor punch list items, which should be completed by the end of August 2023.

Milo Peck School HVAC Construction - 9538

The PBC is waiting further directions from Town Council regarding this projects progression.

Clover Street School Roof Replacement Design Project - 9549

The project design architect, Hibbard & Rosa, has completed the construction and specification drawings. The PBC reviewed the completed drawings. Construction is scheduled for FY2026.

LP Wilson Community Center HVAC Renovations Project - 9551

Phase One of this project continues with contractors working nights and weekends as needed to stay on schedule. The HazMat abatement has been completed. New electrical power conduit installation has been completed. New flooring and room painting are completed. The GC will be setting the three new Dedicated Outside Air Systems on the

roof Saturday, Sept 23rd. They All phase one work is expected to be completed by the end of October 2023. The PBC expects to bid phase two in late fall 2023.

330 Windsor Ave. Community Center Gym HVAC Renovations - 9550

The three new roof top units are installed and are operating. The Direct Digital Controls are 90% complete. Roof top required new interface card to communicate with the Direct Digital Control system. This has been ordered and received. The PBC expects the controls to be completed by end of August 2023.

Design for Clover Street School Restroom ADA Code Compliances - 9552

The PBC reviewed completed drawings at our September 13, 2022 meeting. Construction is scheduled for summer 2024.

Design for LP Wilson BOE Restroom Renovations - 9553

The PBC reviewed completed drawings at our September 13, 2022 meeting. Construction is scheduled for FY2025.

Sage Park Middle School Roof Design Project - 9541

The design is substantially complete. This project would replace the remaining 93,000 sq. ft. of roof section that was installed in 1995 and is currently out of warranty. Funding authorization for the construction portion of this project will be introduced later on this evening.

Poquonock Elementary School Roof Design Project - 9558

The awarded architect has started the process of designing construction drawings for this project. The PBC expects to receive completed drawings at one of its fall 2024 meetings. Construction funding is scheduled for FY2025.

JFK Elementary School HVAC System Upgrades Phase III Project - 1932

The GC is continuing work on this project and is working nights and weekends as needed to stay on schedule. This project includes installing new HVAC units for the gymnasium and hallways. Construction is expected to be completed in October 2023.

Sage Park Middle School Slab Moisture Mitigation Project -

12 locations have been tested to determine the source of moisture. The PBC will be receiving a comprehensive report assessing the existing moisture conditions in the buildings concrete slab. The report will also provide the architects professional opinion regarding the underlying causes of slab moisture, along with recommendations for the advisable corrective actions with probable present-day cost values. Preliminary findings discovered slab moisture as high as 98% where 75% and less would be the norm. Report has been received and Architect to present to PBC at next meeting.

Welch Park Pool House Renovations Project -

Engineer presented design and answered questions at last PBC meeting. The PBC is expecting to receive the completed construction drawings for this project for the next PBC meeting. After staff review and PBC approval, we expect to put this project out to bid in October 2023.

Oliver Ellsworth School Humidity Issues:

Long term solution: The Town's Facility department has reached out to three Engineering firms to provide recommendations, timeline, and pricing. PBC will be presented with the best solution of the three, at the next scheduled PBC meeting. Facility department has also request quotes from three Environmental firms for Infrared Moisture Imaging, Building Envelope Pressure Testing, and Concrete Slab Moisture Testing. These quotes will also be reviewed and presented at the next scheduled PBC meeting.

On-going efforts: BOE facilities group has purchased and installed de-humidifiers for each classroom, which has helped with the humidity levels. Humidity levels as of today are between 45% and 55%. Additionally, BluSky Hartford was contracted last week to clean the school. Technicians sprayed all affected walls, cabinet faces, and soffit above cabinets with a plant based antimicrobial and wet wiped clean. Walls were cleaned to height of 4 feet. Technicians also removed and wiped down unit ventilator covers.

Mr. Johnson stated that he had been appointed by the Governor to hold a seat on the Metropolitan District Commission.

b) Library Advisory Board

Cheryl Curtis, Library Advisory Board, stated the following:

The Meeting Room and Use of Public Space Policy was the topic of discussion at two of our meetings this year. While no changes were made to the policy, the Library Director wanted us to be aware that she had received a request from the Windsor Library Association to hold a 3 day indoor mini-golf fund raiser for the library inside the library. The policy allows either the Library Director or the Board to make an exception but she did not feel comfortable making the exception as it would disrupt normal library operations and show favoritism towards one group over other groups who might also wish to use the library to hold fundraising events. The Board agreed with that decision along with another that would limit outside group use of the meeting room to 25 people due to limited parking as well as the library's inability to provide wireless access to more than 30 users at one time. This change in procedure was precipitated by the growing number of requests from businesses to use the library's meeting space to train large groups for their employees or to others interested in offering large group presentations aimed at attracting new clients.

The Board amended the Collection Development Policy to include library displays. This would entrust staff to not only select items to be added to the collection but to then also use those items in library displays. The State Library will be awarding libraries in Connecticut with a \$1,200 incentive grant for maintaining a current Collection Development Policy that also includes a clear process for residents to request reconsideration of materials. Windsor is eligible to receive that grant.

Life at the library has finally resumed pre-pandemic normalcy. In addition to serving more of our own Windsor patrons again we also began seeing many Bloomfield and South Windsor residents in our main library and branch as their town's libraries entered into

periods of transition. We checked out 2,000 more items this July than we did last July, welcomed 3,000 more people into our buildings and nearly doubled public computer use. That trend continued in August when nearly 19,000 patrons visited the libraries to check out over 20,000 items, attended a meeting, a program, made a fax, a photocopy, scanned a document or simply connected with one another in person, on a public computer or through the library's wireless network using their own electronic devices. There were 1251 participants in summer reading programs and over 300 museum passes were used by Windsor residents during July and August.

Included this year in the items that the library now lends are a "Library of Things" collection comprised of gadgets, tools, cookware and games for patrons to borrow and use for short term projects, an American Girl doll collection, Storytime bags filled with books and themed activities for those interested in hosting their own storytime at home and a twelve Switch video games. A returned interest in music recorded on vinyl inspired the library's reprised LP collection and a growing interest in sustainability encouraged Reference Librarian Cailey Klasson to set up a seed collection swap in collaboration with the UConn Extension Service and the Knox Foundation.

The "Librarians in Training" student intern program, created to develop a more diverse workforce by hiring young adults who might not otherwise consider pursuing library science as a career was a success. Staff worked with three seniors from Windsor High School last year and have recently recruited Sophia Wilson, a talented student with interest in helping patrons use equipment on the library's Makerspace. Other staffing changes this year included the hiring of Mark Gervino as Head of Reference and Technical Services, Tricia Jefferey as the new Tutoring Program coordinator at the branch and Victoria Huertas as full time Children's Librarian.

Each of our Advisory Board meetings includes a report from the Windsor Library Association on their activities. In addition to outlining projects that support the library, President Mike Zager announced that the Wilson Branch Library property was transferred to the town in October. The theme of their winter meeting this year was Censorship, Book Bans and our Public Libraries and inspired lively discussion.

Councilor Black-Burke thanked Ms. Curtis for the robust report. She was encouraged to hear about the requested use of the library. She was hoping Ms. Curtis would talk about summer reading which she did. There are 1,251 summer readers in the program which is amazing. She wants to continue to see that our library services grow. She added that there is a chess program at the Wilson Library during the summer.

Ms. Curtis added that there are chess boards outside of the main library in town for use by all.

Deputy Mayor Bress thanked Ms. Curtis for her report. She echoed the sentiments of Councilor Black-Burke. All those individuals that are coming in to use the library's meeting space, we need to start sending them over to the Collective Space or Windsor Worx. If this is something that is needed on a regular basis, we can refer them to those places.

c) Human Relations Commission

Castella Copeland and Lisette LaTorre, Human Relations Commission, gave the following report:

Donations, Sponsorships, and Grants

1. A grant the WHRC received is named the Lynne Farley Gillette Grant For Social Justice. The commission continues to work with the Hartford Foundation for Public Giving to place funds towards educating the community in Social Justice and Human Rights.
2. Donations were given in honor of Judge Kevin Washington and the legacy that he has left behind. We will continue to collect donations in honor of Judge Kevin Washington which will be deposited into WHRC's already established scholarship funds.
3. Sponsorships from First Church in Windsor and individual community members were also given in Spring 2023 to support the Human Relation Commission's current initiatives.

We are continuing to build relationships with our Community.

Our "Conversation Series" is a very well received program that draws the attendance many of our Town Council have participated in. It focuses on educating, discovering and exploring the differences of our Windsor community that has a population of almost 30,000 people. The recordings of the conversations over the past four years can be found here: Human Relations Commission (townofwindsorct.com).

The commission has hosted or collaborated with others during the 2022 –2023 fiscal year to support programs such as:

- Collaborated with Town Library on Halloween Candy Give Away
- MLK Day Event: Collaboration with the Windsor Art Center: Celebration Through Poetry
- Annual One Book One Windsor Event: first year with two youth books and an adult book
- Black History Month Movie Night: Hamilton the Musical
- Black History Month: Representation versus Appropriation versus Appreciation
- Annual Phenomenal Women Award Ceremony
- Annual Bridge Builder Award Ceremony
- Information Booth at Shad Derby (in the rain)
- Conversation Series
- Juneteenth

For this upcoming fiscal year we will continue the conversation Series. We will present topics for discussion once or twice a month as planned and around regularly scheduled events. Conversations will be led by commissioners and or our student representative for the community.

The Commission will be developing a new program, called Experiencing Windsor: Your Community. For this program we are considering “field trips” to destinations that give hands-on experience to human rights, social justice, and recognizing our past. This program will include overnight trips and day trips within CT and surrounding states. To kick off this initiative, the HRC has partnered with the Windsor Freedom Trail in their walking tour coming up on Saturday 9/23/23.

Potential Trips for this program are (to name a few):

- Indigenous People Museum
- Food Insecurity-Foodshare/Windsor Food and Fuel
- United Nations
- African American History Museum-Washington DC
- International African American History-South Carolina
- Freedom Trail /Underground Railroad

The Commission will continue to hold major annual events that the WHRC is known for.

- One Book One Windsor
- Bridge Builder Award Ceremony
- Phenomenal Women award ceremony
- Juneteenth Celebrations
- Black History Jeopardy
- Poetry Collaboration with the Windsor Art Center during Juneteenth

The commission will continue to have a CVS window display and will continue to collaborate with local community members on the Juneteenth celebration event.

Councilor Black-Burke thanked them for all the work they do. It was a difficult year. She lifted up ‘The Experience in Windsor’ event. She believes it will be absolutely phenomenal.

Deputy Mayor Bress thanked the Human Relations Commission for all their hard work. They do a phenomenal job. She added the Personnel Committee has interviewed some individuals and there were two individuals who were interested in the Human Relations Commission. We have more interested individuals as well.

8) TOWN MANAGER’S REPORT

Town Manager Souza gave the following report:

Household Hazardous Waste Day

September 23rd is Household Hazardous Waste Day sponsored by the Metropolitan District Commission. Bring your household hazardous waste to the MDC Water Pollution Control Facility at 1222 Poquonock Avenue for free disposal from 8:00 AM to 1:00 PM. If you can’t get to the MDC today, go to themdc.com or call 860-285-1800 and we’ll give you the dates for drop off in other communities.

The Longest Table, A Community Meal

In observance of Hunger Action Month, the Windsor Hunger Action Team will be hosting The Longest Table, A Community Meal at the LP Wilson Community Center, Friday September 22nd from 5:00 PM – 7:00 PM. Any Windsor resident is welcome to the table. Together, we will increase awareness of social justice concerns, address the mental health concern of loneliness during COVID, and share a meal and community conversation on local hunger issues and solutions. Free. Registration is required. Call 860-285-1839 to register.

Weekend Wheels 10th Anniversary

The Windsor Food & Fuel Bank's Weekend Wheels program celebrated its 10 anniversary of distributing food to Windsor school children this year. Many children receive free or reduced meals during the school week, but may be lacking food on the weekends. Weekend Wheels keeps children be nutritiously satisfied through the weekends so they are ready to focus and learn in school. Children from eligible families will receive a weekly home delivery bag filled with groceries.

The program began distributions to elementary age children, then expanded its program to include middle school children. Starting this fall, the program will further expand to include high school age children. Since 2013, this program has made 23,500 weekly distributions totaling approximately 136,000 pound of food.

For more information, contact Susan Nunes at 850-285-1839.

Farmington River Clean Up

The 36th annual Farmington River Cleanup will be held on Saturday, September 23rd from 9:00 a.m. – 11:00 a.m. The Farmington River Watershed Association (FWRA) is the prime sponsor of this event and as in past years, the town is participating by having a cleanup location at the River Street Park / Canoe Launch. Up to 20 volunteers can be accommodated at this location. More information is on the FWRA website. Individual volunteers can go to the town's website at www.townofwindsorct.com for more information and register using the following link: <https://grow.withlome.com/a/f24134bd-c689-4c34-9b8b-89716b4274e8>

Special Town Council Meeting – Review of Ambulance Study

A Special Town Council Workshop/Meeting to review the recently completed Emergency Medical Services Study will be held on Wednesday, October 18, 2023 at 6:30 PM at Town Hall.

Eversource Electrical Work – West End of Day Hill Road

Eversource is planning an upgrade of their underground electrical infrastructure on Day Hill Road. The project spans from Blue Hills Avenue to Great Pond Village. This improvement is to support the increasing electric demand on Day Hill Road, including Target's refrigerated distribution center at Great Pond. Work will begin in the coming weeks and last approximately 45 days. Construction will be in the roadway and will affect west bound traffic. The road will be open but subject to lane closures and shifts.

Windsor Worx Grand Opening

There will be a grand opening celebration of Windsor Worx, Wednesday, September 20, 2023 from 4:00-7:00 PM. Windsor Worx is a new co-working space and small business resource center in the heart of Windsor Center on Central Street.

Councilor Walker asked if we will be testing the air quality in other school buildings. Town Manager Souza responded that is a question for the superintendent and he will talk to Dr. Hill and then get back to Councilor Walker with a response.

Councilor Eleveld stated we are a triple net landlord to the Board of Education. They are responsible for the basic maintenance of the buildings, not major maintenance. They are responsible to paint them, to fix the floors, to pay the utility bills, etc. correct? Town Manager Souza stated that is correct.

Councilor Eleveld stated he has been hearing the Town Council is dropping the ball on this issue. He could be wrong but based upon how he understands it, the Board of Education hasn't attacked the issue as well as they could have. He'd like to see this issue be resolved quickly. He stated that there will be three engineering firms taking a look at the building. Let them all come and assess the situation and then get back to us. He feels that one of those firms would have a solution. He understands why parents are upset and would like to get this resolved as quickly as possible.

9) REPORTS OF STANDING COMMITTEES

Town Improvements Committee – Councilor Dobler – nothing to report.

Finance Committee – Councilor Naeem – nothing to report.

Health and Safety Committee – Councilor Black-Burke – nothing to report.

Personnel Committee – Deputy Mayor Bress stated the Personnel Committee has recommended some individuals names for the Arts Commission for the Town Council to vote on tonight. The Personnel Committee will also be beginning the process of the Town Manager's evaluation. An email was sent to all councilors on Friday which has the process and procedures in it.

10) ORDINANCES - None

11) UNFINISHED BUSINESS

- a) Approve multi-use path on Day Hill Road between Prospect Hill Road and 2100 Day Hill Road

MOVED by Deputy Mayor Bress, seconded by Councilor Naeem to approve the proposed path segment as shown on Attachment 'A' in the Day Hill Road Corridor pursuant to Section 15-33 of the *Town of Windsor Code of Ordinances*.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

12) NEW BUSINESS

- a) Accept Connecticut Department of Public Health grant related to immunizations

MOVED by Deputy Mayor Bress, seconded by Councilor Black-Burke to accept the CDC immunization and Vaccines for Children COVID-19 Supplement Grant and authorize expenditure of funds.

Michael Pepe, Director of Health Services, and Jen Waldo, Public Health Nurse, stated the Windsor Health Department will use the grant funds to complement the Center for Disease Control's R.I.S.E Program which stands for **Required Immunizations on Schedule for Everyone**. The program includes all vaccines across the lifespan; therefore, funds will be used to promote vaccinations for children, youth and adults.

The Health Department will receive over \$95,000 for this grant and it is required to spend 25% of the grant funding on community awareness and education initiatives.

Another requirement of the grant funding is to complete a Rapid Community Assessment (RCA). A RCA is a targeted needs assessment used to determine vaccine barriers, educational needs, etc.

The Health Department will also provide educational materials and resources through community events such as the Windsor Neighborhood Block Parties, Windsor Back to School Block Party, Shad Derby, etc.

The Health Department is also partnering with Senior Transportation to subsidize transportation services to help residents get to and from their local primary care provider or pharmacy to receive vaccines.

Mayor Trinks asked if the latest COVID vaccine is out yet. He heard it would be available at the end of September. Ms. Waldo stated it is out.

Town Manager Souza added that the name of this grant may be a little misleading. This is the actual funding source so we are required to have the grant titled as it is, but this program will be for all ages, it's not just for children.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

- b) Accept Connecticut Department of Public Health grants related to lead paint testing

MOVED by Deputy Mayor Bress, seconded by Councilor Walker to accept the State of Connecticut grant for Lead Poisoning Epidemiological Investigations and authorize the expenditure of grant funds.

Michael Pepe, Director of Health Services, stated the Connecticut Department of Public Health (DPH) received American Rescue Plan Act (ARPA) funding to support the State's response to lead poisoning for children. The Windsor Health Department will receive \$11,440 through this grant reimbursement program. Childhood lead poisoning is one of the most common pediatric public health problems that is preventable. Lead poisoning can seriously harm a child's health including damage to the brain and nervous system, slowed growth and development, learning and behavior problems and hearing and speech problems.

When there is a child whose lead screening results are equal to or above the regulatory threshold, the local health department initiates an epidemiological investigation and on-site inspection of a residential dwelling to identify lead hazards. This investigation is a thorough examination of lead hazards for the child and the family and includes environmental, demographic information and residency information. It also includes child medical status and child behavior risk factors. Other information that is gathered includes lead hazards related to household renovations, water, soil, food storage, imported goods such as spices, jewelry or toys.

The Health Department works with the individuals on remediation, which varies depending upon the source. The Health Department is involved until the source is remediated and testing levels are reduced to acceptable limits.

Councilor Eleveld stated that the money will go to staff salaries and that is presuming that it is based on the fact that someone else has paid for the blood tests correct? Dr. Pepe responded that is correct, it is part of their normal care for the child. It's picked up by the insurance.

Councilor Black-Burke asked about the remediation that has to take place. What happens next? Dr. Pepe stated that a remediation consultant is hired by the owner of the property and they will come up with a plan of various ways of removing or covering over those areas that are causing the elevated lead. Once that happens, there are different avenues they can use to defray the cost of remediation. They can go to the Windsor Community Development office to see if any grants are available. If there are structural

updates needed, then the Building Department would get involved, such as the replacement of windows or larger structural surfaces. Once that is all done, the remediation consultant will go back and recheck the area to make sure the lead levels have decreased and it's safe.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

- c) Accept Connecticut Department of Public Health grant related to public health workforce development

MOVED by Deputy Mayor Bress, seconded by Councilor Naeem to accept the Public Health Workforce Development and Infrastructure Grant and authorize the expenditure of grant funds.

Michael Pepe, Director of Health Services, stated the Health Department will receive \$64,938 in grant funding. These monies will be used to provide funding support for the Sanitarian position that was approved as part of the FY 24 budget. The grant proceeds will also provide funding support for up to five additional hours per week for our part-time code enforcement position.

In addition the grant will provide staff the ability to attend regional conferences as well as other training sessions in order to provide increased professional development and learning opportunities.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

- d) Accept Connecticut Department of Public Health grant related to suicide prevention

MOVED by Deputy Mayor Bress, seconded by Councilor Eleveld to accept the Preventive Health Strategies at Work in Connecticut Communities Grant in the amount of \$281,250 and authorize the expenditure of grant funds.

Michael Pepe, Director of Health Services, stated the Health Department will collaborate with other town departments, public/private schools, community and regional partners to promote mental health awareness and provide suicide prevention programs and resources. Existing programs such as *QPR* (Question, Persuade, Refer) will be offered and new programs such as *On Our Sleeves* will be introduced. *On Our Sleeves* will provide an avenue to promote mental health awareness for children and adolescents in both public and private schools in Windsor. New partnerships with private businesses, not-for-profits, fitness centers and sporting venues will be formed to target men aged 25-64 as well as other impacted groups. This outreach will help to reduce the stigma surrounding help-seeking and work to promote self-care and mental health support.

The grant requires the town to complete a Community Health Needs Assessment (CHNA). Conducting a CHNA is essential to identify gaps, as it allows for a better overall

understanding of the health needs and priorities of a community. Data will be gathered through live interviews, phone interviews, focus groups, paper surveys and electronic surveys. The results will be reviewed and discussed with a multi-disciplinary team of town staff in collaboration with community stakeholders. The CHNA will be completed with the support of a subcontractor funded through the grant.

The Windsor Health Department will receive a total of \$281,250. The grant period starts in February 2024 and will run through September 2028. At this time, the Town Council is respectively requested to authorize the acceptance and expenditure of the grant.

Councilor Naeem thanked Jen Waldo and Mike Pepe for the work they did to identify this as an important area for us to look into and to apply for grants. It is unsettling for her to hear that Windsor has the second highest suicide rate in the state. A lot of programs that you mentioned today add value such as the speaker series, points of engagement and hearing from others. You also mentioned what the surgeon general released about the epidemic of 'loneliness and isolation'. She's not sure that we have a way of addressing this as an underlying challenge when it comes to some of the situations we've had in town. How do we address those challenges? How do we do more and do better, because the second highest rate of suicide is beyond her comprehension. Ms. Waldo explained that they will be working with other departments who host activities, such as the libraries and parks and leisure, to try and bring individuals together. They'll also be working with face-based organizations. They were a part of our letters of support. How do we again create that connection and get people together? We have to remember that during the pandemic we isolated to prevent transmission. Now as things change and we get better at our other strategies, how do we bring people back together? It's not just getting together but getting that support within the organization to help them.

Town Manager Souza added that the Town Council had previously approved funds for a Community Wide Health initiative which is "Be Well Windsor". To date, we've offered over 32 different programs through the library and recreation. We've served over 800 participants. We'll be teaming up with other departments and community organizations including private entities such as some of our fitness centers in town so we can reach a broader range of individuals. Deputy Mayor Bress made a few suggestions last week on how some of the national associations are reaching out to some of the populations. We'll be exploring that as well.

Councilor Black-Burke stated that the agenda item summary read, '...second highest crude suicide rate'. She's trying to get more of a definition as to what that means. What is the data source? Is there somewhere else we can go to gather more information as citizens and councilors? Ms. Waldo stated the data source is from the CT Department of Public Health. The crude rate is a way to compare apples to apples. It's looking at 100,000 people. That's where it is similar to the COVID case rate. Where we compare state wide is second with a 22.67. We had 20 suicides from 2020-2022. As a comparison, from 2015-2019 there were 21 suicides and the rate was 14.5.

Deputy Mayor Bress asked how the survey will be taken in terms of access for some of the age groups we are looking at. Ms. Waldo stated that they will be working on an RFP

for proposals and work with a different agency to conduct the Community Health Needs Assessment.

Deputy Mayor Bress asked if it will be an online survey or an in person survey? Ms. Waldo stated they expect it will be done in a variety of ways. It could be in the form of survey groups, on line, via discussions, paper, etc. We want to cross as many in the town that we can.

Deputy Mayor Bress stated that one of the approaches she had stated earlier that was successful in reaching out to that particular age group is online with gaming type of activities, or activities where individuals feel like it's a little less stigmatized and less frightening to join a group of individuals of a particular age online playing a game.

Councilor Eleveld stated the 25-64 age group was a little surprising. Do we have any idea on what the demographic makeup is? He knows that many veterans have a relatively high rate of suicide. Do the veterans fall into that 25-64 group? Ms. Waldo stated she doesn't have specific demographics on the individuals themselves.

Councilor Eleveld asked if they are looking at working with some of the veteran organizations. Ms. Waldo stated they are open to working with community partners and other organizations.

Councilor Black-Burke said thinking about the age spread of 25-64. Where is the starting point and where can we get the information to the individuals that may be in need of it. Do we even have that information in town? Was there some commonality? Ms. Waldo said that we are aware that the veterans are at risk. The data that we have is for the 25-44 group, there were 7 deaths by suicide and for the 45-64 group, there were 8 deaths by suicide.

Councilor Smith recapped that there are 6-7 suicides a year in Windsor. Ms. Waldo said on average, yes.

Councilor Smith stated there is a lot of information out there, there are hot lines available and it should be posted in all public buildings.

Councilor Eleveld added that 9-8-8 is the suicide help line.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

- e) Approve resolution related to Mill Brook Open Space grant from the Connecticut Department of Energy and Environmental Protection

MOVED by Deputy Mayor Bress, seconded by Councilor Dobler that Peter P. Souza as Town Manager of the Town of Windsor is hereby authorized to execute on behalf of the Town of Windsor an Open Space and Watershed Land Acquisition Grant Agreement and a Conservation and Public Recreation Easement and Agreement for property known as

Mill Brook Open Space" OSWA #529 with the DEEP, and to manage said land as open space land pursuant to Section 7-131d of the *Connecticut General Statutes*."

Town Manager Souza stated the open space parcel is part of the Mill Brook Greenway corridor and previously was a privately-operated golf course. It is undergoing reclamation into a varied mix of wet and upland meadow with high grass and low shrubs along with an early successional forest.

The purchase price of \$2.1M was funded through use of the Town's Open Space Fund, General Fund Unassigned Fund Balance and an Open Space and Watershed Protection Grant of \$1,086,000 from the State.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

13) RESIGNATIONS AND APPOINTMENTS

MOVED by Deputy Mayor Bress, seconded by Councilor Eleveld to accept with regret the resignation of James Madison from the Human Relations Commission and Joyce Armstrong from the Human Relations Commission.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

MOVED by Deputy Mayor Bress, seconded by Councilor Black-Burke to:

- APPOINT Christian Ryan as an Unaffiliated member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed..
- APPOINT Sarah Laiuppa as an Unaffiliated member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed.
- APPOINT Michael Daly as a Democratic Alternate member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed.
- APPOINT Christina Swaidan as a Democratic member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed.
- APPOINT Kathryn Grimshaw Parker as a Democratic member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed.
- APPOINT Edward Richters as a Democratic member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed.
- APPOINT Neill Sachdev as a Democratic member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed.

- APPOINT Spencer Moore as a Republican member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed.
- APPOINT Catherine Lewis as a Democratic Alternate member to the Arts Commission for a three year term to expire August 29, 2026 or until a successor is appointed.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

14) MINUTES OF PRECEDING MEETINGS

a) Minutes of the September 5, 2023 Regular Town Council Meeting

MOVED by Deputy Mayor Bress, seconded by Councilor Naeem to approve the minutes of the September 5, 2023 Regular Town Council meeting as presented.

Motion Passed 7-0-1 (Councilor Gluck Hoffman absent, Councilor Eleveld abstained)

15) PUBLIC COMMUNICATIONS AND PETITIONS - None

Darlene Klase, 318 Hitching Post Lane, wanted to address the comment on the relationship between the Town Council and the Board of Education. She agrees in part that the Council and the town is responsible for the buildings and the major maintenance and the Board of Education is responsible in letting the Town Council know when there's a major issue. However, she believes the Board of Education did let the town know of the major issue and they believed that the contractors that the town brought in were going to address that major issue. She doesn't think that is what happened. She doesn't think it's the time to point fingers but rather to go forward. Maybe we need to understand our responsibilities a bit better, but in her opinion in looking at the document it was articulated that there was a problem. She believed and trusted that what was going to be remedied in those problems was going to take care of that.

Leonard Lockhart, 57 Columbia Road, said we walked into this process with the understanding that we weren't going to look backwards but look forward. He wants to publicly acknowledge on behalf of the Board of Education they recognize this is being pointed back at them. On behalf of the Board of Education, he invited all the councilors to the meeting they are having tomorrow. We will address this. We understand the landlord/tenant relationship. We will document exactly how we've been documenting this for a very long time. We will document any failures that the Board of Education may have not done. For example, as a tenant not pressing the landlord, etc. He thanked the Council for shining a light on the situation. He's inviting all of the councilors to the meeting tomorrow and they will provide a response that will address the situation in a very candid manner.

David Furie, 37 Lighthouse Hill Road, invited the Council and citizens to the Board of Education meeting tomorrow night. They will have the issue of mold at Oliver Ellsworth

on their regular agenda for every meeting until however long the process takes. He thanked Leonard, Councilor Smith, Mr. Panos and everybody working on this and not only working on it, but going to the school and looking at the pipe, etc. We need to go forward with this and get things fixed for our staff, residents and especially our students at the school. What people want to know is if it is safe in the building, can they bring their child there, should their staff person be working there and are there alternatives. He spoke of the situation that happened at Deep River school district and how they moved their kids to the high school. He spoke to someone on the Board of Education that is over that region and he said that they had two half empty buildings and that was how they could move the children from the school. The problem at Deep River was the chiller and it was causing mold. The Board of Education is looking at alternatives and if they have to close the building. Mr. Furie said the main question is are children safe to go into the building? He feels the Board of Education is being responsive and the dehumidifiers that are in the classrooms have been helping to lower the humidity rate. We need to make sure that what we put into the school now will solve this problem.

Councilor Black-Burke stated that it is important to know that commentary was shared in regards to Oliver Ellsworth and the landlord/tenant relationship. But it is also a great time as a Council to lay on the table that we need to revisit when they had a joint team that was comprised of the Board of Education and Town Council. That helped when things like this came up where they could be discussed and addressed in real time.

Deputy Mayor Bress stated she is with Councilor Black-Burke 100%.

16) EXECUTIVE SESSION - None

17) ADJOURNMENT

MOVED by Councilor Eleveld, seconded by Councilor Black-Burke to adjourn the meeting at 9:07 p.m.

Motion Passed 8-0-0 (Councilor Gluck Hoffman absent)

Respectfully Submitted,

Helene Albert
Recording Secretary