



City of Middletown- Tax Incentive Application

To qualify for any tax incentive, project improvements must increase the property value by at least **\$100,000**, as determined by the City of Middletown Tax Assessor.

Project Information

Applicant Name: _____

Name of Business: _____

Property Address: _____

NAICS Code: _____ (For code, go to <http://www.middletownplanning.com/documents/NAICS.pdf>)

Proposed Project Type (Select all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Office/Commercial |
| <input type="checkbox"/> High Technology | <input type="checkbox"/> Wholesale/Distribution (1 job per 1000sqft) |
| <input type="checkbox"/> New Retail Business in Downtown | <input type="checkbox"/> Low & Moderate Income Residential |
| <input type="checkbox"/> Downtown Residential | <input type="checkbox"/> Mixed Use/Other: _____ |

Project Details

	Budget	Area
Acquisition	\$ _____	_____ Acres _____ Sqft of existing buildings
New construction	\$ _____	_____ Sqft of new buildings
Rehabilitation	\$ _____	_____ Sqft of existing buildings
Equipment	\$ _____	
Personal Property	\$ _____	
Total	\$ _____	

Residential Units Existing _____ Proposed New _____ Proposed Rehab _____

Employment Details

	Present # of Employees	Future # of Employees	Temp. Construction Jobs
Officials & Managers	_____	_____	_____
Professionals	_____	_____	_____
Technicians	_____	_____	_____
Sales	_____	_____	_____
Office & Clerical	_____	_____	_____
Skilled (Craft) Laborers	_____	_____	_____
Unskilled Laborers	_____	_____	_____
Service Workers	_____	_____	_____
Total	_____	_____	_____

Incentives Requested

Abatement on Real Property *(Select only one, Consult with staff to determine best option)*

- Commercial Tax Abatement- *Requires EDC and Council Approval, See page 5.*
Only Manufacturing, High Technology, Wholesale/Distribution, and Downtown Retail Citywide where zoning permits, up to seven-year abatement
C.G.S. Section 12-65b
Local Ordinance Section 272-9
- Tax Abatement- Green 10%- *Requires EDC and Council Approval, See page 5.*
Only Manufacturing, High Technology, Wholesale/Distribution, and Downtown Retail Citywide where zoning permits, up to seven-year abatement
C.G.S. Section 12-65b
Local Ordinance Section 272-9
- Urban Jobs Abatement- *Requires EDC, Council and State Approval, See page 6.*
Only Manufacturers and new construction Warehouse/Distributors Outside the Enterprise Zone where zoning permits, up to five-year abatement
C.G.S. Section 32-70 through 32-71
Local Ordinance Section 150-1 & 150-2
- Enterprise Zone Manufacturing Abatement- *Requires review by Tax Assessor and State Approval, see pg 6.*
Only new construction & expansion for Manufacturers and Warehouse/Distributors Enterprise Zone only where zoning permits, up to five-year abatement, see pages 7 & 8
C.G.S. Section 32-70 through 32-71
Local Ordinance Section 150-2
- Enterprise Zone Deferred Increase- *Requires review by Tax Assessor, See page 6.*
Only Residential and Non-manufacturing Enterprise Zone only where zoning permits, up to seven-year abatement, see pages 7 & 8
C.G.S. Section 32-70 through 32-71
Local Ordinance Section 150-3
- Redevelopment Area Deferred Increase- *Requires RDA and Council Approval, See page 6.*
Any rehabilitation of existing buildings for any use Redevelopment Area only, up to 12-year abatement, see pages 7 & 8
C.G.S. Section 12-65c through 12-65f
Local Ordinance Section 272-7
- Low & Moderate Income Residential Abatement- *Requires Mayor and Common Council Approval, pg 6.*
Only for residential project assisted through federal or state statute Citywide where zoning permits, up to 40-year abatement
C.G.S. Section 8-215
Local Ordinance Section 272-1
- Contaminated Property Redevelopment Abatement- *Requires EDC, Common Council and State Approval.*
Only for properties that are contaminated, where owner will remediate and redevelop property Citywide, up to seven-year abatement
C.G.S. Section 12-81r
- Manufacturing Facility Idleness Abatement- *Requires EDC, Common Council and State Approval.*
Only for manufacturing businesses with more than 5 employees purchasing properties that have been idle for at least one year
Citywide, where zoning permits, up to five-year abatement
C.G.S. Section 32-9p, 32-9r, and 32-70 through 32-71

Assignability- Benefits approved under Ordinance 272-9 can be passed on to new owners or part owners.

- Seeking permission to transfer Commercial Abatement to a future new owner
- Seeking permission to transfer Abatement-Green 10% to future new owner

Other Incentives Requests

At the discretion of the Common Council, the Council could consider other incentives. Please explain what special circumstances exist to consider other incentives and what type of other incentives are desired?

Parties Involved

Name: _____ Owner Tenant Other: _____

Company: _____

Address: _____ State: _____ Zip code _____

Phone: _____ Email: _____

Name: _____ Owner Tenant Other: _____

Company: _____

Address: _____ State: _____ Zip code _____

Phone: _____ Email: _____

Name: _____ Owner Tenant Other: _____

Company: _____

Address: _____ State: _____ Zip code _____

Phone: _____ Email: _____

Name: _____ Owner Tenant Other: _____

Company: _____

Address: _____ State: _____ Zip code _____

Phone: _____ Email: _____

Required Submittals

- Business Plan
- Affirmative Action/Hiring Statement of Plan- *(Commercial and Green 10% Tax Abatements Only)*
- 1 copy of application submitted to:
Mayor, Office of Mayor, City of Middletown,
245 DeKoven Dr, Rm 209, Middletown, CT 06457
- 1 copy of application submitted to:
Director of Planning Conservation and Development, City of Middletown,
245 DeKoven Dr, Rm 209, Middletown, CT 06457
- 1 copy of application submitted to:
Tax Assessor, City of Middletown,
245 DeKoven Dr, Rm 115, Middletown, CT 06457

Certifications

1. It is hereby represented and certified by the undersigned that to the best knowledge and belief of the undersigned, the information contained herein and attached hereto is accurate and correct and truly descriptive of the project, the applicant and the property.
2. It is further represented that the undersigned is familiar with the program guidelines and to the best knowledge and belief, has compiled or will be able to comply with all requirements thereof.
3. Approval of benefits are at the discretion of the City of Middletown in accordance with the applicable Connecticut General Statutes and applicable Middletown Code of Ordinances.
4. Any tax abatement does not take effect until the project receives a Certificate of Occupancy.
5. Approval of benefits pursuant to the Enterprise Zone, Urban Jobs Program or Manufacturer's Assistance Act is granted by the CT Department of Economic Development. Approval of benefits pursuant to the Contaminated Property Redevelopment Abatement is granted by the CT Department of Energy and Environmental Protection. The City of Middletown will, to the extent practical, assist in the State application process.

Signature: _____

Title: _____

Date: _____

Departmental Sign-off- To be completed by staff

Department Planning, Conservation and Development

Complete Application Received: Yes No

Signature: _____

Date: _____

Tax Assessor's Office

Appraised Value of Improvement*: \$ _____

Assessed Value of Improvements*: \$ _____

Signature: _____

Date: _____

Tax Collector's Office

All Parties Current on Owed Taxes: Yes No

Signature: _____

Date: _____

Chief Building Official

Building Fee*: \$ _____

Signature: _____

Date: _____

* Good-faith estimate based on representations in application



BRIEFING SHEET- Middletown Tax Abatement Programs

Contact: Department of Planning, Conservation and Development, 245 DeKoven Drive, Room 202, Middletown, CT 06457
 Website: <http://www.middletownplanning.com>

Commercial Tax Abatement: This program is to attract investment in real property in the City of Middletown to promote new construction and expansion of businesses and industry. The City can consider a partial tax abatement, pursuant to the Connecticut General Statutes Section 12-65(b), for:

- Manufacturing firms as defined in the Economic Development and Manufacturing Assistance Act of 1990, as amended.
- Facilities designed for the management and administrative support of business activity located elsewhere.
- High Technology Firms.
- Wholesale/Distribution Firms providing new employment not less than one (1) job per each 1,000 sq. ft. of gross building area.
- New retail businesses in the central business district.

The term period and amount of real estate and personal property tax abated are determined by the minimum investments amounts and percentages

Term of Tax Abatement based on Value of Improvements

2 Years-	\$ 100,000
3 Years-	\$ 500,000
4 Years-	\$ 1,000,000
5 Years-	\$ 5,000,000
6 Years-	\$10,000,000
7 Years-	\$15,000,000

Percentage of Taxes Paid- Commercial Tax Abatement

		Fiscal Years after Property is on City Tax Rolls						
		1	2	3	4	5	6	7
Term of Tax Abatement	2	40%	70%	100%	100%	100%	100%	100%
	3	30%	50%	70%	100%	100%	100%	100%
	4	25%	45%	60%	80%	100%	100%	100%
	5	20%	35%	50%	65%	80%	100%	100%
	6	15%	30%	45%	60%	75%	90%	100%
	7	10%	25%	35%	50%	60%	75%	85%

LEED Tax Abatement- Green 10%: To promote the development of human and environmentally health commercial buildings, reduce the environmental footprint of commercial properties and to increase the Grand List; on November 3, 2008, the Common Council of the City of Middletown amended the Tax & Business Incentive Program § 272-9 to include enhanced partial real estate tax exemption for properties that are Leadership in Energy and Environmental Design (LEED®) certified under the US Green Building Council.

The enhanced partial real estate tax exemption for LEED certified buildings is equal to a fixed amount of 10% of the assessed value divided equally over the number of years as determined in the ordinance tables. For example improvements worth \$1 million would result in 10% being \$100,000. For a 5-year abatement, \$20,000 would be the reduction in taxes for each of the five years.

Assignability: To promote the development of commercial buildings, on April, 5, 2010, the Common Council of the City of Middletown amended the Tax & Business Incentive Program § 272-9 to include provisions for the assignment of a tax agreement to a new owner of the same building or portion thereof for which the original tax agreement was executed.

Other Possible Incentives

In addition to, or in lieu of, tax abatements, the City will consider on a case by case basis, other financial or development incentives. Such incentives include but are not limited to:

- Waiving of building permit fees, in whole or in part.
- In-kind services such as infrastructure improvements by the City related to the development project. For example, road widening, storm drainage improvements, sidewalk construction.
- Extension of water and/or sanitary sewer lines; waiving of "hook-up" charges.
- Direct grants to the applicant for infrastructure improvements.

Enterprise Zone & Urban Jobs Benefits: This program is to attract investment in real property to the Enterprise Zone to attract targeted investment for manufacturing, office, commercial and residential development.

Manufacturing Benefit- Incentive benefits are provided for eligible business relocation/expansion projects within the zone. Eligible businesses include manufacturers, warehouse distributors (new construction/expansion only) and certain designated service related businesses. Benefits include:

1. A 5-year, 80% abatement of local property taxes on all qualifying real and personal property that are new to the Grand List of the city/town as a direct result of a business relocation, expansion or renovation project;
2. 10-year, 25% or 50% credit on that portion of the Connecticut Corporate Business Tax that is directly attributable to this business relocation, expansion or renovation project as determined by the Connecticut Department of Revenue Services and as provided under section 12-217(e) of the Connecticut General Statutes.
3. Exemption from real estate conveyance tax.

With permission of the State, a property outside the Enterprise Zone would qualify under the Urban Jobs Program.

Residential and Non-manufacturing Rehab Benefit-

1. The increase in the value of any improvements will be deferred in accordance with the following schedule:

Year	% Increase Deferred
1	100%
2	100%
3	50%
4	40%
5	30%
6	20%
7	10%
8	0%

2. A deferred increase is allowed only once on a property.
3. Residential improvement deferred increase shall cease if the income of the household residing in any dwelling unit exceeds 200%.

2011 100% AMI- \$ 86,500
200% AMI- \$173,000

Low and Moderate Income and Rent Limits 2011

- 1 person household- \$44,950
- 2 person household- \$51,400
- 3 person household- \$57,800
- 4 person household- \$64,200
- 5 person household- \$69,350
- 1 bedroom rent- \$849
- 2 bedroom rent- \$1,038
- 3 bedroom rent- \$1,247
- 4 bedroom rent- \$1,548

Redevelopment Area Deferred Increase: Certain areas within the City of Middletown are in need of rehabilitation. Sections 12-65c through 12-65f of the Connecticut General Statutes, as amended, provide a method for the municipality to encourage property owners to rehabilitate their properties situated in those areas in need of rehabilitation by allowing the municipality to defer the increase to the property assessment due to such rehabilitation.

Criteria for eligibility. To be eligible for the benefits provided by this section, an owner of property situated in the designated rehabilitation area must be willing to enter into a written agreement with the City of Middletown whereby the owner of such property agrees to rehabilitate the property in accordance with the standards set forth by the Design Review and Preservation Board for the rehabilitation of structures in established historic neighborhoods.

The increase in the value of any improvements will be deferred in accordance with the following schedule:

Year	% Increase Deferred
1	100%
2	100%
3	90%
4	80%
5	70%
6	60%
7	50%
8	40%
9	30%
10	20%
11	10%
12	0%

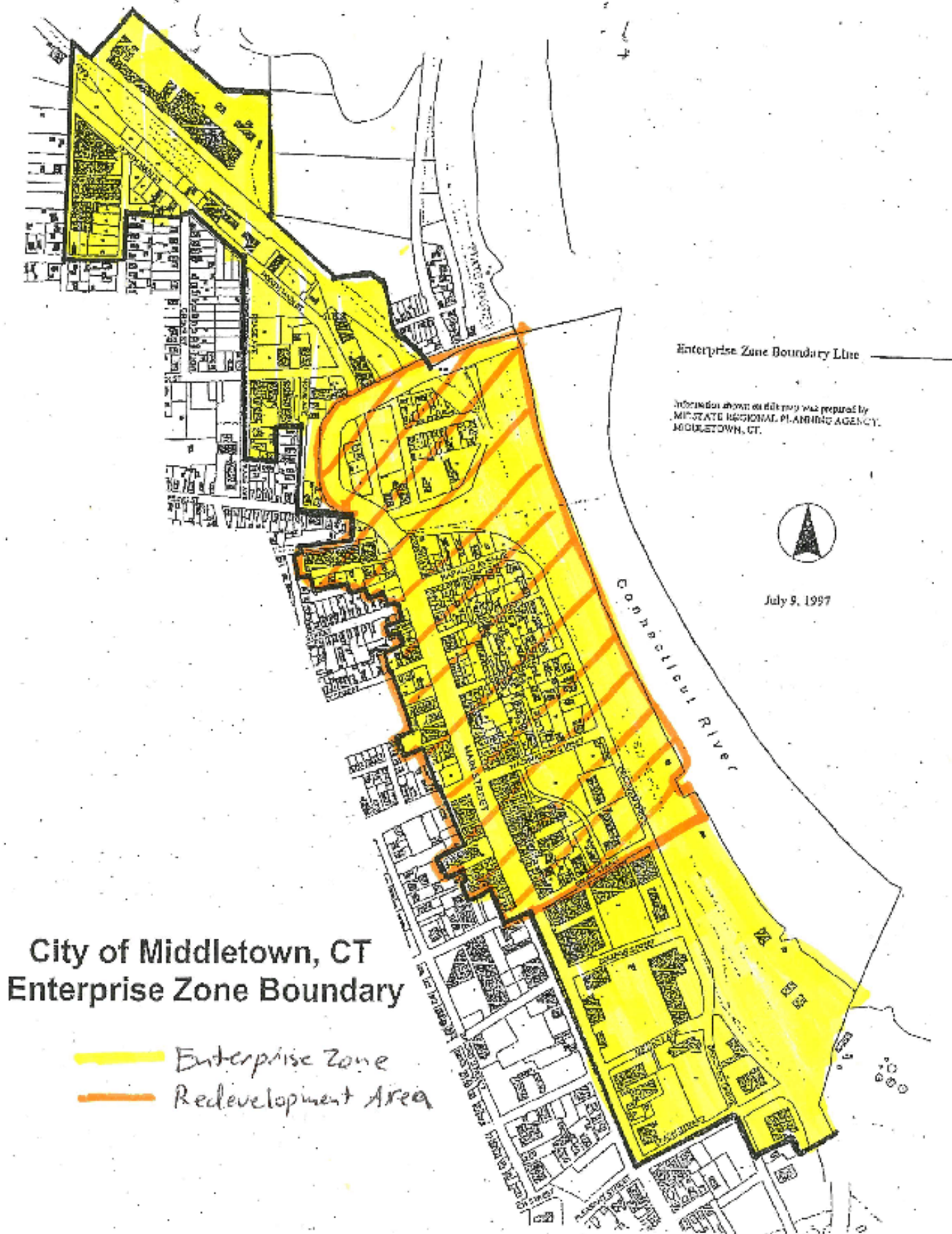
The deferral of assessment shall cease upon the sale or transfer of the property unless the new owner of said property has given written assurance to the Common Council that he will abide by the terms of the rehabilitation agreement.

Low & Moderate Income Housing Tax Abatement: Housing, the construction or rehabilitation of which is aided or assisted in any way by any federal or state statute, which housing is subject to regulation or supervision of rents, charges or sale prices and methods of operation by a governmental agency under a regulatory agreement or other instrument which restricts occupancy of such housing to persons or families whose incomes do not exceed prescribed limits.

Each abatement approved by the City shall require that the developer apply the money equivalent of the taxes toward one or more of the following specified purposes:

- (a) To reduce rents below the levels which would be achieved in the absence of abatement;
- (b) To improve housing quality and design;
- (c) To effect occupancy by persons and families of varying income levels, within prescribed limits; or
- (d) To provide necessary related facilities or services.

Tax abatement shall not exceed 40 year



Enterprise Zone Properties (All properties in **Bold** are also eligible for Redevelopment Area benefits)

2 ALSOP AVE
 3 ALSOP AVE
 5 ALSOP AVE
 6 ALSOP AVE
 9 ALSOP AVE
 13 ALSOP AVE
 14 ALSOP AVE
 17 ALSOP AVE

55 BRIDGE ST SOUTH
 59 BRIDGE ST SOUTH
63 BRIDGE ST SOUTH
 126 Broad St
 130 Broad St
 154 Broad St
 158 Broad St
 160 Broad St

18 Catherine St
 Catherine St Lot 19-0023
19 CHERRY ST
 1 Court St
74 COURT ST
COURT ST LOT 22-0588
90 COURT ST
102 COURT ST
106 COURT ST
114 COURT ST

60 Dekoven Dr
 100 Dekoven Dr
 111 Dekoven Dr
 113 Dekoven Dr
 195 Dekoven Dr
245 DEKOVEN DR
DEKOVEN DR LOT 22-0585
DEKOVEN DR LOT 22-0584
323 DEKOVEN DR
329 DEKOVEN DR
DEKOVEN DR LOT 22-0234
DEKOVEN DR LOT 22-0235
399 DEKOVEN DR

23 FERRY ST
25-27 FERRY ST
FERRY ST LOT 22-0237
33 FERRY ST
38 FERRY ST
39 FERRY ST
43-47 FERRY ST
49-51 FERRY ST
53-55 FERRY ST
57 FERRY ST
63 FERRY ST
67 FERRY ST
71 FERRY ST
73 FERRY ST

21 GREEN ST
22 GREEN ST
25 GREEN ST
29 GREEN ST
31 GREEN ST
35 GREEN ST
37-39 GREEN ST
40 GREEN ST
41-43 GREEN ST
44 GREEN ST
46 GREEN ST
50 GREEN ST
51 GREEN ST

54 GREEN ST
56-58 GREEN ST
60 GREEN ST
GREEN ST LOT 22-0247
GREEN ST LOT 22-0246
GREEN ST LOT 22-0220
GREEN ST LOT 22-0214
GREEN ST LOT 22-0226

HARBOR DR LOT 33-003
80 HARBOR DR
 664 High St
 High St Lot 20-0023
 695 High St

172 Johnson St
 180 Johnson St

3 KINGS AVE
5 KINGS AVE
7 KINGS AVE
9 KINGS AVE
KINGS AVE LOT 22-0179

12 LIBERTY ST
13 LIBERTY ST

10-20 Main St
 48 Main St

50 Main St
 56 Main St
 70 Main St
 100 Main St
 130 Main St
 292 Main St
306 MAIN ST
308 MAIN ST
315 MAIN ST
318 MAIN ST
324 MAIN ST
329 MAIN ST
330 MAIN ST
332 MAIN ST
339 MAIN ST
340 MAIN ST
344 MAIN ST
346 MAIN ST
350 MAIN ST
353 MAIN ST
360 MAIN ST
363 MAIN ST
366 MAIN ST
381 MAIN ST
388 MAIN ST
393 MAIN ST
395 MAIN ST
404 MAIN ST
412 MAIN ST
413 MAIN ST
418 MAIN ST
422 MAIN ST
423 MAIN ST
428 MAIN ST
437 MAIN ST
438 MAIN ST
460 MAIN ST
465 MAIN ST
472 MAIN ST
480 MAIN ST
483 MAIN ST
484 MAIN ST

489 MAIN ST
494 MAIN ST
497 MAIN ST
504 MAIN ST
505 MAIN ST
512 MAIN ST
MAIN ST LOT 22-0540
515 MAIN ST
530 MAIN ST
533 MAIN ST
542 MAIN ST
545 MAIN ST
546 MAIN ST
560 MAIN ST
566 MAIN ST
567 MAIN ST
570 MAIN ST
574 MAIN ST
575 MAIN ST
MAIN ST REAR LOT 22-0243
578 MAIN ST
584 MAIN ST
594 MAIN ST
601 MAIN ST
613 MAIN ST
622 MAIN ST
 625 Main St
630 MAIN ST
631 MAIN ST
635 MAIN ST
639 MAIN ST
642 MAIN ST
645 MAIN ST
646 MAIN ST
656 MAIN ST
666 MAIN ST
675 MAIN ST
682 MAIN ST
689 MAIN ST
695 MAIN ST
696 MAIN ST
710 MAIN ST
711 MAIN ST
725 MAIN ST
728 MAIN ST

NORTH MAIN ST LOT 20-0114
25 NORTH MAIN ST
29 NORTH MAIN ST
 52 North Main St
 North Main St Lot 20-0092
 55 North Main St
 82 North Main St
 90 North Main St
 North Main St Lot 20-0103
 North Main St Lot 20-0105
 91 North Main St
 North Main St Lot 20-0106
 110 North Main St
 120 North Main St
 North Main St Lot 19-0025
 North Main St Lot 20-0108
 170 North Main St
 171 North Main St
 175 North Main St

10 Pease Ave
 12 Pease Ave
 14 Pease Ave
 Pease Ave Lot 20-0124
 80 Pease Ave

7 PORTLAND ST
10 PORTLAND ST
13 PORTLAND ST
14 PORTLAND ST
18 PORTLAND ST
19 PORTLAND ST
20 PORTLAND ST
21 PORTLAND ST
22 PORTLAND ST
23 PORTLAND ST
25 PORTLAND ST
30 PORTLAND ST

7 RAPALLO AVE
10 RAPALLO AVE
11 RAPALLO AVE
31 RAPALLO AVE
35 RAPALLO AVE
RAPALLO AVE LOT 22-0210
36 RAPALLO AVE
39 RAPALLO AVE
43-49 RAPALLO AVE
46 RAPALLO AVE
48 RAPALLO AVE
50 RAPALLO AVE
 15 Rome Ave
 19 Rome Ave
 21 Rome Ave
 23 Rome Ave
 31 Rome Ave
 40 Rome Ave
 42 Rome Ave

7 SPRING ST
 28 Spring St
 32 Spring St
5 ST JOHNS SQ
ST JOHNS SQ LOT 20-0164
20 ST JOHNS ST
22 ST JOHNS ST
24 ST JOHNS ST
33 ST JOHNS SQ
34 ST JOHNS ST
36 ST JOHNS ST
42 ST JOHNS ST
50 ST JOHNS ST
 St Johns St Lot 20-0189
 10 Stack St
 16 Stack St
 24 Stack St
 Stack St Lot 20-0121
 27 Stack St
 29 Stack St
 33 Stack St

40 Union St

27 WASHINGTON ST
36 WASHINGTON ST
44 WASHINGTON ST
46 WASHINGTON ST
WASHINGTON ST LOT 22-0613
50 WASHINGTON ST
53 WASHINGTON ST
54 WASHINGTON ST
58 WASHINGTON ST
62 WASHINGTON ST
102 WASHINGTON ST