

City Of Torrington

RISTA MALANCA, AICP
ECONOMIC DEVELOPMENT
140 Main Street • City Hall
Torrington, CT 06790-5245



Phone: (860) 496-5920
Fax: (860) 489-2541
e-mail: Rista_Malanca@torringtonct.org

February 9, 2021

Nickerson C H CO Inc.
PO Box 808
Torrington, CT 06790

Dear Mr. Nickerson,

Thank you for your commitment to expanding your business here in Torrington. I am pleased to inform you that your tax abatement request, for 49 Hayden Hill, is eligible under the City of Torrington's "Tax Incentive Policy".

The current value of your property is assessed at \$884,180 for the 2019 Grand List (prior to the start of construction). Based on your proposal your investment is **estimated** to increase the property assessment to \$1,698,630. Pending City Council approval, your request would be eligible for the following tax incentive:

Year 1	Year 2	Year 3
25%	50 %	100%
<i>Of increased Assessment Paid</i>	<i>Of increased Assessment Paid</i>	<i>Of increased Assessment Paid</i>

This is **approximately** a \$52,815.27 tax savings, Based on a mill rate of 46.17.

If approved by City Council, the Grand List for which this incentive applies and the final assessment will be determined upon receiving a certificate of occupancy. A formal tax agreement between your company and the City of Torrington will be required prior to receiving any tax incentive.

If you wish this proposal be forwarded to City Council for review and approval please confirm by contacting me at Rista_Malanca@torringtonct.org.

Sincerely,

Rista Malanca, AICP
Director of Economic Development
City of Torrington

2/10/2021 10:47 AM
RECEIVED FOR RECORD
TORRINGTON TOWN CLERK

49 Hayden Hill

[illegible]

Card No: 1 of 4

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY Revaluation Date: 10/01/2019

CITY OF TORRINGTON



Land Use Office
Martin J. Connor, AICP, City Planner
140 Main Street • City Hall
Torrington, CT 06790-5245
E-mail: Martin_Connor@torringtonct.org

Phone: (860) 489-2221
Fax: (860) 496-5928

City of Torrington website: www.torringtonct.org

To: Mayor Elinor Carbone & City Council Members
From: Martin J. Connor, AICP, City Planner
Date: February 5, 2021
Subject: Tax Abatement for C.H. Nickerson & Co., Inc., 49 Hayden Hill Road

I am writing in support of C.H. Nickerson & Co., Inc., and their application for Tax Abatement under the City of Torrington's Tax Incentive Policy. The Planning & Zoning Commission granted approval for Site Plan #1335 on April 8, 2020, to C.H. Nickerson & Co., Inc., to construct a new 10,150 sq. ft. office building at 49 Hayden Hill Road. The plans approved are titled, "Nickerson General Contractors, 49 Hayden Hill Road, Torrington, CT 06790," by Borghesi Building & Engineering Co., Inc., sheets SP1-SP4, SPD1-SPD3, dated 12-12-19, revised 3/31/20 & sheets A1-A2 dated 3/4/20, Watershed Map.

The property is owned by C. H. Nickerson Co., Inc., is 6.20 acres in size, and is located in the IP -Industrial Park Zone. The office use is a permitted uses in the IP Zone per Sections 3.1 Subsection 5.80 of the Zoning Regulations. The project is feasible and is nearly completed. A Grading Permit and Zoning Permit for the project have been issued by my Department.

Cc: Rista Malanca, AICP, Economic Development Director
Jon Miller, President, C.H. Nickerson & Co., Inc.,

Rista Malanca

49 Hayden Hill

From: Launa Goslee
Sent: Friday, February 5, 2021 9:52 AM
To: Rista Malanca; Martin J Connor
Subject: RE: Tax Abatement Application

Good Morning,

Yes, they are paid in full through 6/30/2021.

Thank you,



Launa M. Goslee, CCMC
Tax Collector
City of Torrington
140 Main Street, Room 134
Torrington, CT 06790
www.torringtonct.org
Phone 860.489.2209 x1001
Fax 860.496.5905

Office Hours:

Monday-Wednesday 8:30-4
Thursday 8:30-6:30
Friday 8:30-12:30

IMPORTANT NOTICE Regarding COVID-19: City Hall is open but we are hoping we can help you via the phone or online. We are still encouraging you to make an appointment for any business if you feel the need to come in. Please email or call us and we will be happy to discuss your needs ahead of time.

You may visit the tax collector's home page on the City website to look up your tax bill, research your tax payment history, pay your taxes online, or find answers to questions taxpayers frequently ask about property taxes. That site is <https://www.torringtonct.org/tax-collectors-office>. Thank you. Be well and stay safe.

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.