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%				
Of increased	Of increased	Of increased				
Assessment Paid	Assessment Paid	Assessment Paid				

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 <u>Rista Malanca@torringtonct.org</u>.

Sincerely,

Rista Malanca, AICP

Director of Economic Development

City of Torrington

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

		old value	Change \$	Change %	1						
	\$ 1,698,630.00	\$ 884,180.00	\$ 814,450.00	92.11%							
Year	1	2	3	4	5	6	7	8	9	10	1
Estimated Assessment	\$ 1,087,792.50	\$ 1,291,405.00									
stimated Tax savings ased on 46.17 Mill Rate	\$ 50,223.38	\$ 53,812.85	\$ 78,425.75								
	\$ 28,202.37	\$ 24,612.90	0	\$ 52,815.27	Total tax savings						

Unique ID: 8077

TORRINGTON2019

Card No: 1 of 4

Location:	49 HA	49 HAYDEN HILL RD				Unit	Map/	Block/Lot: 24		243/00	5/021	I	Date Printed	07/28/202
911 Address						Zone			Nbrhood		13 E		ast Update	07/27/202
	Owner Of	Record						Volume	e / Page	Date	Sales T	уре	Valid	Selling Price
NICKERSON C I	1 CO INC							0215 0	101				N) (
PO BOX 808	TORRINGT	ON, CT	06790						200					
7-,			Prior Ow	ner History										
Permit Number	Date	Cost	New Hse	Status	% Comp	COIs	sued Est Co	npletion		7		Reason	For Change	
20-19 Z	Apr/21/2020	0	No	Needs Visit	0				NEW 10	0.150 SF OF	FICE BLD/ PARKING			APING/E
1899	Sep/20/2004	10,000	No	Closed	100		No	DEMO PERMIT CO						
99-191	Jun/01/1999	25,000	No	Closed	100		No		CONCE	RETE SLAB				
							-			1000000		- 100		
*									- "					
		9/9	801											
			1 0-3-			ate Item (- 64	Value I		Appr	aised Value	Without 490
Census 3107		ON	Code			ASSESSED OF THE PARTY OF THE PA	Code 33		2.00	Value 17,170	Total Land Value		420,670	420,670
Dev Map	Dev Lo	ot	21 22			76,300	55		2.00	17,170	and the sales of the sales of the sales			
Exempt	00444/0000		25		00	9,300					Total Building Valu	e	1,968,140	
Inspection Date	03/11/2008 JH		32			01,390					Total Outbuilding	/alue	37,811	
Inspection Action			-								Total Market Value		2,426,621	2,426,621
inspection Action	1 101	7 - 2	Acres					77			Influe	nce Fact	ors	
Land Type	Acres	490	Rate	Adj	1	nfluence	Tota	l Value	Li	and Type	Influence Re	ason		Comment
Primary Site	6.20	0.00	115,000 0.59			0	420	670						
										LC.	timate	(VIII	
										ES	rimacic	U	1017	
Total	6.20						420	,670						
				(Prior Years As Of Oct 1)						· · · · · · · · · · · · · · · · · · ·		Appraised Totals		
	Curre	ent		2019	201	8	2017		2016		Acres Value		Ac	res Value
Land	294,	470	29	4,470	281,67	0	281,670		281,670			Pasture Swamp/	_edge/Scrub	
Building	1,377,6	590	56	3,240	462,680		462,680		462,680	Tillable C	C Farm/Woodland			
Outbuilding		470	26,470 28,040			28,040		28,040						
Total	1,698,	630	88	34,180	772,3	90	772,390		772,39	0 Orchard		Totals		
							Comments							
Jul/24/2020 CF Jul/20/2009 CF				D-GS				***		-0 -000-			11-10-11	

Mar/11/2008 C H NICKERSON CO INC EYB EST DEMO HOUSE & SHED ON CARD 4 FOR 2004 EXT WALLS- COMPOSITE 500 GALLON ABOVE GROUND DIESEL T

CITYOFTORRINGTON

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 Memb

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.,

49 Haydon Hill

Rista Malanca

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,

200

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.