

Torrington, Connecticut

STARTING OR EXPANDING YOUR BUSINESS?

Come work with us!

Torrington is the urban center of Litchfield County and a longstanding contributor to Connecticut's economic engine. Its industrial roots were put down in the early 19th century when Frederick Wolcott's woolen mill attracted a large workforce; soon followed by brass mills and eventually a vast array of metal products including needles, brass, ice skates, hardware, bicycles, and tacks. Torrington was among the very first makers and enterprising entrepreneurs.

Torrington never abandoned its industrial heritage yet has fully embraced the transition to a service-oriented economy. Today, we are home to a diverse range of businesses in the manufacturing, technology and healthcare sectors and continue to invite innovation and growth.

Torrington is the perfect place for both large and small firms looking for a viable location and a skilled labor force within a community that offers an exceptional quality of life.



Torrington's Top Business Profile Sectors

Healthcare



Construction



Retail Trade



Manufacturing



Taking the Work out of Business

economic initiatives to grow and sustain the local economy. Our doors are always open, and you will find every city department willing to help whether you have just begun searching for a new site or need a specific permit to keep your existing business on course.

As the commercial and institutional center of Litchfield County, our partnerships with the Northwest Connecticut Chamber of Commerce, the Northwest Hills Council of Governments, and the Northwest CT Economic Development Corporation have proven to be invaluable. **At the state level, the Department of Economic and Community Development consistently provides assistance and funding, and serves as a critical gateway for direct access to other state departments.** These regional and state assets bolster our capacity to support your business plan.

Each and every business regardless of how small or large has a unique character that is defined through its ownership, employees and the services or products it provides. This is why getting the City involved early in the planning stages will make it easier for us to address the needs and issues unique to business, particularly with respect to assembling an incentive package.

We foster a cooperative and business-friendly climate that will help you make the right move. Whether relocating or expanding - let us help to eliminate the guesswork so you can focus on success. Our Economic Development Director and City Planner have a strong working relationship and play integral roles in the Mayor's



Incentives

- ❑ **OPPORTUNITY ZONE:** New investments, under certain conditions, may be eligible for preferential tax treatment.
- ❑ **ENTERPRISE CORRIDOR ZONE:** Development of manufacturing, research associated with manufacturing and distribution/warehousing as well as certain service companies may receive a 5-year 80% abatement of local real estate and personal property taxes AND a 10-year 25% credit on corporate business tax.
- ❑ **LOCAL TAX ABATEMENT/DEFERRAL PROGRAM:** Allows local tax assessment deferrals up to a 7-year period of time
- ❑ **CONNECTICUT SMALL BUSINESS EXPRESS PROGRAM:** DECD offers financial assistance in Revolving Loan Funds, Job Creation Loan Funds and Matching Grant Funds.
- ❑ **MANUFACTURING INNOVATION FUND PROGRAM:** Provides support for aerospace, medical device or other corporate/non-profit organizations specializing in technologically advanced commercial products or services; state or federally certified education and training programs to meet demand for appropriately skilled and trained workers.
- ❑ **MANUFACTURING MACHINERY & EQUIPMENT TAX EXEMPTION:** 5-year, 100% property tax exemption available for eligible machinery and equipment acquired and installed in a manufacturing or biotechnology facility.
- ❑ **LITCHFIELD HILLS REGIONAL MICRO-LOAN PROGRAM:** Financing to income-eligible applicants in the 11-town Litchfield Hills region. Eligible uses include acquisition, construction, rehabilitation, purchase/installation of machinery and equipment, or working capital.
- ❑ **NORTHWEST REGIONAL WORKFORCE INVESTMENT BOARD:** Employment and training services, business assistance, and access to Innovation and Opportunity Program funds.

Utilities

Water

Torrington Water Company

Sewer

City of Torrington WPCA

Electricity

Eversource Energy

Telecommunications

Optimum & Charter



Torrington is the **3rd** largest micropolitan area in the U.S. (180,333), and was ranked 11th in wealth by Bloomberg (2015)

Demographics

City Population
35,227

Median Age
45

Median Household
Income
\$58,717

Median Home Value
\$162,300



Northwest Connecticut
Community College
offers 6 STEM
Certificate Programs

Torrington's Creative Economy

If you have not visited Torrington's downtown—you must! Though your first impression might remind you of the 1950s, the city's core is actually an enviable mix of Greek and Classic Revival and a more homogenous massing of Art Deco and Moderne buildings that frame both sides of the City's main thoroughfares. All of these buildings date back to the late 19th and early 20th centuries, well before the automobile arrived.

Many of the buildings have been preserved as result of a **thriving arts and culture initiative** that includes the renowned Nutmeg Conservatory of dance, which attracts dancers from all over the world, and the 1700-seat Warner theatre built in 1931 by the Warner Brothers. A few steps away, Five Points Gallery enjoys a growing reputation as one of Connecticut's outstanding contemporary art venues, having attracted visitors and artists from all over the country. Five Points' space also includes the Artist Launchpad Initiative, a pilot Incubator program supporting emerging artists through affordable studio space and mentorship.

Torrington's reputation as a **cultural mecca** is attracting other galleries and artists from New York who are seeking value-priced studio space within a walkable downtown and almost immediate access to trails and parks—all without giving up the opportunity to collaborate with other like-minded artists and makers.



Innovation & Entrepreneurs

You do not need to be an artist to see downtown as an advantageous place to do business. Due to the city's industrial heritage there are a number of buildings, including historic tax-eligible mills, within walking distance of downtown. Some of these buildings are contaminated "brownfields" while others remain vacant because of the perception of contamination. The buildings are **ripe for redevelopment** and provide a perfect setting for small businesses, Live-Work arrangements, incubators, and small-scale manufacturing.

The city has obtained Federal and state grants to address contamination of some of the properties, and have helped owners transform these properties into valuable assets. In 2018, the city developed a Brownfield Redevelopment Strategy to work with the assessor and property owners to understand the hurdles of buying a property and overcoming liability. The city will work **actively and collaboratively with any potential buyer** to pursue grants or low-interest loans as well as provide incentives.

More recently, the city's Planning & Zoning Commission modified the zoning regulations to allow **small-scale manufacturing** in several areas of the city, including the Downtown District where most of the available properties can be found. The definition of small-scale manufacturers used in the regulations is broad but includes those producing goods in textile, hardware, wood, metal, 3-D printing, and food. This also includes distilleries and local food production and packaging.

Quality of Life



Whether your employees are tool and die operators, sign fabricators, artists, or software designers, Torrington is home to pioneers who are keeping pace with a dramatically shifting economy. We know that countless people sought refuge from the Covid pandemic in Litchfield County; many have now chosen Torrington as home. We welcome everyone, and offer an exceptional quality of life.

Cultural venues, national retailers, specialty boutiques, mom & pop businesses and professional services along with the 109-bed Charlotte Hungerford hospital provide city conveniences in a rural setting.

Our historic downtown is walkable and there are endless opportunities to be outdoors regardless of the season.

Soon, our downtown will be connected to a regional and interstate trail system as we connect the Naugatuck River Greenway and Sue Grossman Trail with our award-winning Franklin Plaza. This newly-constructed public plaza extends downtown and connects not just the trails but a proposed 60-unit multifamily development that will fill a much-needed void in contemporary living.

We operate and manage our own emergency response services including a 100-person police department, a full-time fire department, three outlying volunteer departments, and full-time oversight of a 24/7/365 private ambulance service.

**We are looking forward to
hearing from YOU!**

Elinor Carbone, Mayor
860.489.2228

Rista Malanca, AICP
**Director of Economic
Development**
860.496.5920
rista_malanca@torringtonct.org



City of Torrington
140 Main Street
Torrington, CT 06790
torringtonct.org

The cost of living in
Torrington is one of the
lowest in the state

Torrington is only **100**
miles from New York City

Torrington ranks **5th**
among 536 micropolitan
areas for small business
start-ups

Torrington ranks **5th** among
the top 25 small cities with
the highest concentration
of millionaires