

**BLOOMFIELD TOWN COUNCIL**  
**Monday, December 12, 2016**  
**Council Chambers – 7:30 p.m.**

Joan Gamble, Mayor  
Sydney T. Schulman, Deputy Mayor  
Patrick A. DeLorenzo      Wayne Hypolite  
Joseph P. Merritt          Joel J. Neuwirth  
E. Leon Rivers              Derrick A. Seldon  
Joseph Washington

- I. Pledge of Allegiance
- II. Roll Call
- III. Announcements and Presentations
  - A. Presentation by Mr. William Britnell, P.E., Principal Engineer, Connecticut Department of Transportation State Highway Design Unit on Traffic Roundabouts
- IV. Citizens' Statements and Petitions  
*Statements by members of the public may be oral or written and shall start with the speaker's name and address and shall continue for no longer than five (5) minutes, unless permitted by the Mayor or councilor presiding.*
- V. Report from Council Subcommittees
  - A. Community Services – Councilor Derrick Seldon
  - B. Administration & Education – Councilor Leon Rivers
  - C. Golf – Councilor Leon Rivers
  - D. Finance – Councilor Wayne Hypolite
  - E. Public Safety – Councilor Joe Washington
  - F. Committee on Committees – Councilor Joe Washington
  - G. Land Use & Economic Development – Deputy Mayor Syd Schulman
- VI. Council Business
  - New Business:**
    - FY 16/17-27: Consider and Take Action Regarding Appointment to the Board of Education
    - FY 16/17-28: Discussion and Possible Action (Referral Regarding Request for Tax Incentives, Fixed Assessment “Abatement”)
    - FY 16/17-29: Consider and Take Action Regarding Street Acceptance Request (Phoenix Crossing)
- VII. Report from Mayor and Town Manager

VIII. Approval of Minutes

A. November 28, 2016

IX. Council Comments

X. Executive Sessions

A. Discussion Concerning Pending Claims and Litigation

XI. Adjournment

TO: Town Councilors  
FROM: Philip K. Schenck, Jr., Town Manager   
DATE: December 9, 2016  
RE: FY 16/17-27: APPOINTMENT TO THE BOARD OF EDUCATION

At the November meeting of the Bloomfield Democratic Town Committee, the committee unanimously voted to recommend that Donna Banks be appointed to fill the vacancy on the Board of Education left by the resignation of Democratic Board member.

Should Council wish to move forward, the following motion would be in order:

*Move to approve the appointment of Ms. Donna Banks to the Board of Education  
(with a term ending November 13, 2017)*

TO: Town Councilors  
FROM: Philip K. Schenck, Jr., Town Manager   
DATE: December 9, 2016  
RE: FY 16/17-28: REFERRAL REQUEST FOR TAX INCENTIVES

At this time, I am recommending a referral to the Finance and Land Use and Economic Development subcommittees for review and further action.

Should Council wish to move forward, the following motion would be in order:

*Move to refer the above matter to the Finance and Land Use and Economic Development Subcommittees for further review and recommendation*



Department of  
Planning & Zoning

TOWN OF BLOOMFIELD  
800 BLOOMFIELD AVENUE  
BLOOMFIELD, CT 06002-0337  
860-769-3515

## Memorandum

**To:** Philip K. Schenck, Jr., Town Manager  
**From:** José Giner, AICP,   
**Date:** December 9, 2016  
**Re:** Consideration of Tax Incentive Offers for a Proposed Warehouse/Manufacturing Distribution

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We have received a communication from representatives of Trader Joe's East, Inc. and its distribution subsidiary, World Class Distribution, Inc. indicating that the Town of Bloomfield has one of two industrial sites that are in consideration for a \$78.5 million dollar investment for a 690,000 square foot warehouse distribution and production facility. The anticipated new jobs created by this operation would total approximately 675. We have been asked if the Town is willing to consider offering economic incentives in the form of tax abatements for the project.

As you know, the Town is in the process of revising its policy on tax incentives. Although no decisions have been made the direction I have been given is to use the Draft Incentive policy that was circulated at the last Land Use/Economic Development subcommittee meeting as a general guide.

There was some confusion in the initial reports regarding the process of considering these tax abatements. Reports in the press have said that a presentation would be made at the Council's December 12 meeting. Our draft policy does not call for any public presentation until the Council is ready to act on a proposal. The company's representatives have indicated that they would be more inclined to make a presentation once a formal offer was on the table for Council approval and that they would not be ready for such a presentation by December 12.

My recommendation is that the Town Council refer this over to the Land Use/Economic Development and Finance subcommittees for a formal recommendation to be acted on at the next Council meeting. Staff will put together a detailed analysis for the subcommittees of that tax implications that the various options may have for the Town. I anticipate that there will be opportunity for public comment during the subcommittee meeting as well as at the subsequent Council meeting. The Economic Development Commission is also meeting on the morning of December 13 and I anticipate that there will be discussion of this and other proposals.

Your packets contains preliminary information that was put together by Goman+York regarding Trader Joe's and their operations. Dave Driver also visited their Pennsylvania operation on December 8 and will be able to offer his observations to the subcommittees and the Council.

Needless to say I am excited at the prospect having Trader Joe's become part of our community and anticipate that Staff will be recommending an attractive incentive package that will demonstrate our desire to have them locate in Town.

# DRAFT

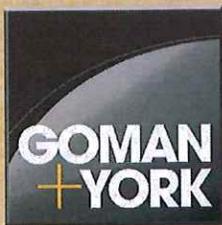
December 2016

**BLOOMFIELD  
MEANS  
BUSINESS**

# TRADER JOE'S

**EXECUTIVE SUMMARY AND  
DISTRIBUTION NETWORK OVERVIEW**

Prepared by:



1137 Main Street  
East Hartford, CT 06108  
Tel: (860) 841-3271  
Fax: 877-741-7210  
[gomanyork.com](http://gomanyork.com)



## General

- Owned by Germany's ultra-private Albrecht family, the people behind the Aldi Nord supermarket empire. A different branch of the family controls Aldi Süd, parent of the U.S. Aldi grocery chain.
- Typical grocery stores can carry 50,000 stock-keeping units, or SKUs; Trader Joe's sells about 4,000 SKUs, and about 80% of the stock bears the Trader Joe's brand. The result: Its stores sell an estimated \$1,750 in merchandise per square foot, **more than double** Whole Foods'.
- The company has no debt and funds all growth from its own coffers.

## Mission – “Focus on value.”

- We buy direct from suppliers whenever possible, we bargain hard to get the best price, and then pass the savings on to you.
- If an item doesn't pull its weight in our stores, it goes away to gangway for something else.
- We buy in volume and contract early to get the best prices.
- Most grocers charge their suppliers fees for putting an item on the shelf. This results in higher prices... so we don't do it.
- We keep our costs low — because every penny we save is a penny you save.

## Vendor Requirements

- We are keenly focused on providing products that offer real value – great quality at a great price.
- We will only deal directly with manufacturers or growers, rather than purchasing through brokers, distributors, sales agents or other middlemen.
- We do not buy recipes or product concepts.
- Trader Joe's brand products contain NO artificial flavors, artificial preservatives, MSG, added trans fats, dairy ingredients from rBST sources or genetically modified ingredients.
- Trader Joe's brand products contain colors derived only from naturally available products.
- We buy only products that are produced in FDA or USDA licensed and approved commercial manufacturing facilities that possess a variety of food safety certifications, including GMP and HACCP.
- All vendors must be prepared to provide nutritional analysis for the products they produce via a Third Party Laboratory Analysis (AOAC method only) or a Computerized Recipe Analysis, if performed by a qualified professional provider trained in nutrition and/or food science, using a USDA standardized nutrient analysis software database current within two years.
- All Vendors must be prepared to provide a validated third party lab shelf life data analysis.
- All vendors must be prepared to provide product liability insurance.



## Timeline

### 1967

Founded by Joe Coulombe. First store opened in Pasadena, California.

If you were into wine - especially California wines - Trader Joe's was the place to go. Still is. But back in the late 1960s, we sold every California wine there was.

### 1993

We started opening our first stores outside of The Golden State, beginning in the Valley of the Sun, aka Phoenix, Arizona.

### 1995

We opened our first stores in the Pacific Northwest - starting in Beaverton, Oregon and shortly thereafter in Bellevue, Washington... Later that year, Nevada, the 36th state in the union, became home to the 70th Trader Joe's, as we opened a neighborhood grocery store in the city of Henderson.

### 1996

www.traderjoes.com went live. We featured one piece of animation on our homepage – a man swinging from a hot air balloon, presumably searching the world for new items.

### 1997

Our real estate guy traveled from California to Boston for the first time and opened the sunroof of his rental car. In February. With 5 inches of snow on top of it. In a much smarter move, we opened our first East Coast store in Brookline, Massachusetts. Dancing in the aisles ensued (literally).

We started consistently introducing about ten new items every week, and we brought in flow through registers (finally), enhancing the logistics of lines without compromising the quality of conversations.

### 2006

"Start spreading the news..." Trader Joe's opened in downtown Manhattan on St. Patrick's Day. Our very first customer bought an energy bar - that's it.

Later that year... Trader Joe's entered the southeast, a region known for its distinctive cuisine (makes sense), opened a store in Roswell, Georgia, followed shortly by Cary, North Carolina.

### 2012

Looking for great "Friendship," we opened our 1st Texas Store. And our 2nd. And our 3rd. And our 4th. And our 5th.

And we let the Sunshine in – that is, it let us in...Trader Joe's opens in Florida.

As busy as bees this year, we also enter Utah (the Beehive state).

## Distribution Network

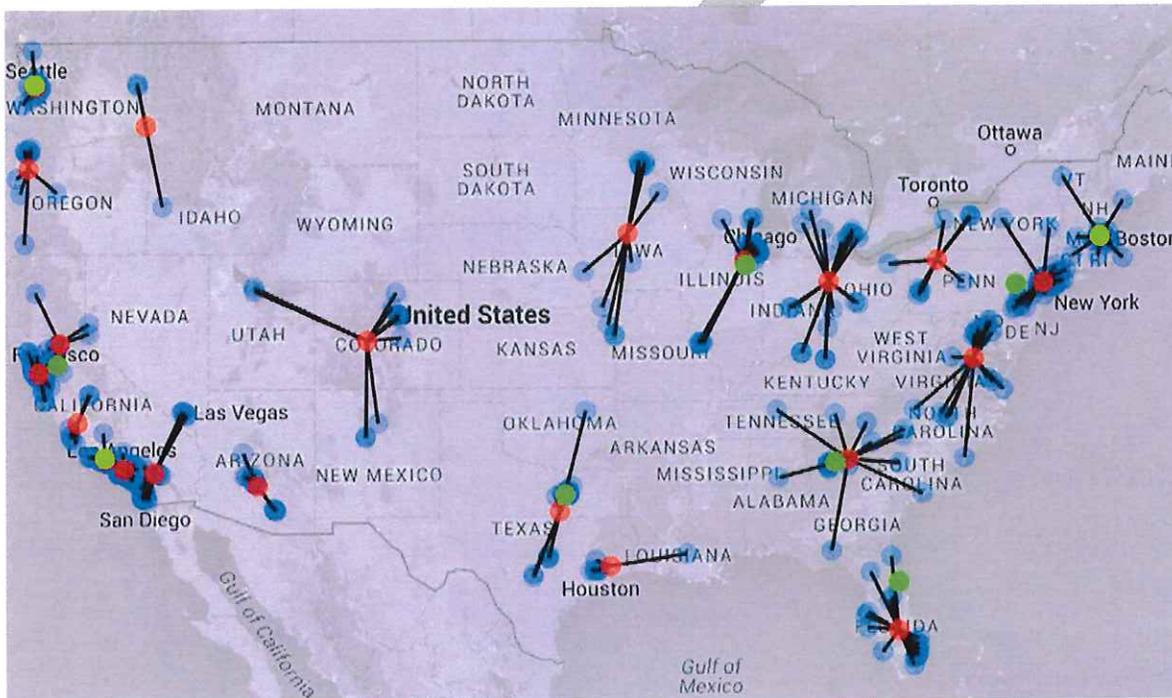
Fontana, California-based *World Class Distribution* operates 13 distribution centers around the country for Trader Joe's.

### Where in the World Are Trader Joe's Warehouses?

<http://sburer.github.io/2015/06/02/Trader-Joes.html>

### Charting the waters of Trader Joe's distribution network

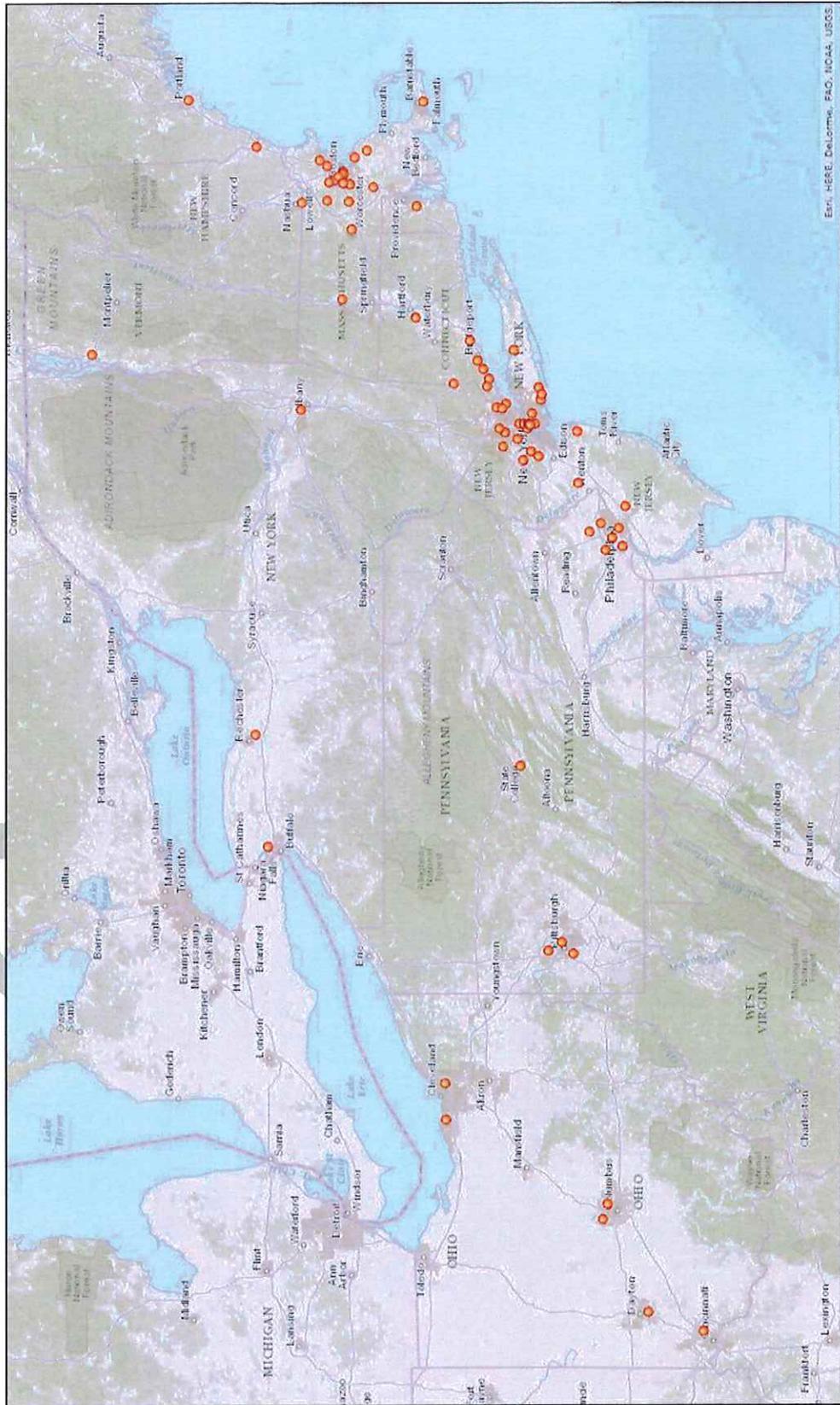
<https://panethos.wordpress.com/2015/08/15/charting-the-waters-of-trader-joes-distribution-network/>



- 451 actual stores in blue
- 18 estimated warehouse locations in red
- 9 known warehouses in green

CITY/STATE	SIZE	YEAR COMPLETED
Allentown (Nazareth), Pennsylvania	532,000 sq. ft.	2013
Boston (Middleborough), Massachusetts	123,000 sq. ft.	-
Chicago (Minooka), Illinois	800,000 sq. ft.	2013
Dallas (Irving), Texas	728,530 sq. ft.	2013
Daytona Beach, Florida	810,000 sq. ft.	2015
Los Angeles (Fontana), California	500,000 sq. ft.	2009
Olympia (Lacey), Washington	500,000 sq. ft.	2012
Stockton, California	512,000 sq. ft.	2002
Suwanee, Georgia	-	-

**Current and upcoming Trader Joe's stores in New York, Connecticut, Massachusetts, Vermont, New Hampshire, Maine, Rhode Island, Pennsylvania, New Jersey, and Ohio**





## Daytona Beach, Florida – Trader Joe’s Warehouse Case Study

### (Project Alpha)

Trader Joe’s, through World Class Distribution, established an \$88-million 600,000-s.f. distribution center next to I-95 in Daytona Beach in June, 2015 to serve its Florida and other Southeastern U.S. stores. Projected employment included 450 jobs at the warehouse and another 100 contracted drivers. An estimated 600 construction jobs would be generated by the project.

Daytona Beach is the California-based grocery chain’s most recent distribution center, adding to a network of some 20 logistic centers that are primarily west of the Mississippi River. Trader Joe’s is currently searching for a location for a new distribution center to serve the Northeast Corridor.

It was first learned publicly that Trader Joe’s was searching for a southeastern location in February, 2014 and local, county and state governments responded immediately, providing necessary approvals with financial incentives by the end of March, 2014. Trader Joe’s geographic search went from Florida to North Carolina.

The project was recruited and aided by a troika of economic development organizations called Team Volusia and including the City of Daytona Beach, the County of Volusia, the State of Florida (Enterprise Florida) and a private nonprofit made up of local corporations called the CEO Business Alliance. Total financial incentives of more than \$6 million, mostly cash contributions and fee waivers, included:

- \* **City of Daytona Beach** -- \$1.6 million in 100% tax abatements for 5 years
- \* **State of Florida** -- \$2.9 million in road improvements for the site
- \* **County of Volusia** -- \$1.7 million in the following manner
  - \* Waiver of \$559,000 to offset impact fees
  - \* \$514,000 once certificate of occupancy is granted
  - \* \$514,000 once 150 jobs are created
  - \* \$112,000 once 400 jobs are created
- \* **CEO Business Alliance** -- \$400,000 to land-owner for property development

What follows are the relevant excerpts from the April 2, 2014 regular meeting minutes of the City of Daytona Beach Commission:



**C. Adopted/Ordinance No. 14-87** authorizing an exemption of ad valorem tax for Trader Joe's East, Inc., for a five-year period for 100 percent of the assessed value of all improvements to real and tangible personal property at a new approximately 700,000 sq. ft. building to be constructed near Dunn Avenue and Williamson Boulevard. Trader Joe's is considering purchase and construction of the property/building site located within the City's Aero Park Brownfield Area to establish a Regional Distribution Center to service its current and future grocery stores.

Over the five-year period of exemption, Trader Joe's is projected to generate capital investment of \$88,000,000, create 450 jobs at an average annual wage of \$40,075 including benefits, and new cumulative payroll of \$66,123,750. The Economic Development Advisory Board recommended approval of a tax exemption schedule for 100 percent each year for five years at its March 19, 2014 public meeting. The Guidelines on Economic Development Ad Valorem Exemption allow the City Commission to grant the exemption to stimulate economic development. The cumulative value of the exemption over the five-year period is estimated to be \$1,591,850 by the Volusia County Property Appraiser. City Clerk Thomas read the Ordinance on second and final reading by title only.

AN ORDINANCE GRANTING TRADER JOE'S EAST, INC., AN EXEMPTION FROM AD VALOREM TAXATION OVER A FIVE-YEAR PERIOD FOR THE ASSESSED VALUE OF ALL IMPROVEMENTS TO REAL AND TANGIBLE PERSONAL PROPERTY TO ASSIST 5 0 04-02-14 estate management firm that Trader Joe's uses for the developments across the country and this is a very important project for Trader Joe's for their movement to the southeast, this is not only just going to serve Florida but it's also going to serve some of the surrounding states as well and we are very pleased that we landed here in Daytona Beach, it's a wonderful community and we're looking forward for a successful facility here. As Rob indicated there are a lot of people that are responsible for bringing this project here and we want to come here tonight to specially thank you Mr. Mayor and all the Commissioners for all of your support in helping make this all happen. The intent for this project is to be open for business before the end of next year. Mayor Henry commented you landed in a place where you are wanted and certainly appreciated. John Nicholson, 413 N. Grandview Avenue, Daytona Beach stated this project is a no-brainer but I want to clarify because four people so far asked me why we are giving away this money. We are not giving away a dime, not a penny of my taxes or yours. He expresses how the money will only exist once they build and that we need to let the people know that we're not losing any money but will make a ton of money in the future. **Chris Bowler, 573 Marina Point, Daytona Beach stated I am here on behalf of the Daytona Regional Chamber of Commerce Board as the Chair-elect to say thank you for coming to town. He expressed how excited they were for such a great project which has been a collaboration. Brad Giles, 1700 South Segrave Street, South Daytona, Florida stated I am excited to see you guys support this and this is an easy no-brainer project. He expresses his line of work and all that energy is built for this kind of work. What I see is a real quick return on investment for the local community, the companies, and the new employees that will come about, the educational institutions that are geared up and ready to support this kind of project. That is going to be a return of investment for both the City and Trader Joe's. Marjorie Johnson, 1220 South Keech Street, Daytona Beach stated I am also excited about Trader Joe's coming to this area and bringing much needed jobs here to this area. This City is alright; it is as good as the people who run it and the people who live here. She expresses by saying thank you and welcomes Trader Joe's to our City.** It was moved by Commissioner Lentz to adopt the Ordinance. Seconded by Commissioner Henry. The Ordinance was adopted 7-to-0 with the breakdown as follows: Commissioner Henry Yea Commissioner Reed Yea Commissioner Lentz Yea Commissioner Woods Yea Commissioner White Yea Commissioner Gilliland Yea Mayor Henry Yea

Local newspapers have reported that the existence of such a well-known name and significant project is also capturing attention of other companies such as a wholesale bakery from New Hampshire which is planning to establish a nearby operation so it can reach a growing population and because it is a discreet supplier to Trader Joe's. Goman+York interviewed the three "Team Volusia" executives about the project. Some of their comments follow below:

**Emory Counts**, Director  
Economic/Community Development  
Daytona Beach

"Trader Joe's is a good citizen - we have a good relationship. No noise problems, no significant resident concern with trucks in and out . . . I will say they (Trader Joe's) were hard bargainers for incentives . . ."

"Everyone is happy about the project - the citizens, the government, the business community... we'll have results of a performance audit in conjunction with the State in the upcoming year . . ."

**Dr. D. Kent Sharpies**, President & CEO  
Business Alliance Daytona Beach

"The community is very pleased with Trader Joe's coming here . . ."

**Rob Ehrhardt**, Manager  
Economic Development Division  
Volusia County



## Comparable competitor – Whole Foods (NASDAQ: WFM)

- Stores at beginning of FY2015 – 399
- Stores opened in FY2015 – 38
- Stores in development during FY2015 – 111
- **Stores at end of FY2015 – 431**



## Whole Foods Distribution Network

- 1 x Produce Procurement & Distribution Center
- 11 x Regional Distribution Centers (focus primarily on perishables)
- 3 x Regional Commissary Kitchens (all of which distribute products to Whole Foods stores)
- 4 x Bakehouse facilities (all of which distribute products to Whole Foods stores)
- 3 x Seafood Processing and Distribution Facilities
- 1 x Specialty Coffee and Tea Procurement and Roasting Operation

**Total: 23 facilities**

## Whole Foods stores in U.S., Canada and United Kingdom as of September 27, 2015:

Location	Number of stores	Location	Number of stores	Location	Number of stores
Alabama	2	Kansas	4	New York	16
Arizona	11	Kentucky	2	North Carolina	12
Arkansas	1	Louisiana	5	Ohio	9
California	80	Maine	1	Oklahoma	3
Canada	10	Maryland	9	Oregon	8
Colorado	20	Massachusetts	30	Pennsylvania	10
Connecticut	9	Michigan	6	Rhode Island	3
District of Columbia	4	Minnesota	6	South Carolina	4
Florida	24	Mississippi	1	Tennessee	6
Georgia	10	Missouri	2	Texas	28
Hawaii	3	Nebraska	2	United Kingdom	9
Idaho	1	Nevada	5	Utah	5
Illinois	25	New Hampshire	1	Virginia	11
Indiana	4	New Jersey	14	Washington	8
Iowa	1	New Mexico	4	Wisconsin	2

## Trader Joe's In The News

- The Olympian: **“Lacey City Council eliminates cap on warehouse sizes”** (November 13, 2015) <http://www.theolympian.com/news/local/article44662650.html>
  - *Council votes unanimously to eliminate the cap on warehouse sizes for light-industrial zones*
  - *Decision could bring a 700,000-square-foot distribution center to Hawks Prairie*
  - *Hawks Prairie is already home to several distribution centers, including one for Trader Joe's*
- Orlando Sentinel: **“Trader Joe's center lines up incentives”** (August 24, 2014) <http://www.orlandosentinel.com/business/os-cfb-real-estate-0825-20140824-story.html>
  - *“A new Trader Joe's distribution center planned for Daytona Beach is expected to receive about \$6.6 million in economic incentives from governments and private entities. [...]”*
  - *Volusia County agreed to contribute \$4.67 million of incentives for a warehouse that will service the specialty supermarket chain, which has a store in Winter Park and another planned for Sand Lake Road in Orlando. The center also will distribute groceries to stores elsewhere in Florida and the Southeast.*
  - *The state is expected to reimburse the county for up to \$2.97 million in transportation costs, once proposed road improvements are completed. In addition, Daytona Beach contributed \$1.99 million to the project.*
  - *The center is expected to generate about 450 jobs with an average annual wage of \$28,222.”*
- Chicago Business: **“Trader Joe's building distribution facilities in Minooka”** (November 05, 2012) <http://www.chicagobusiness.com/realestate/20121105/CRED03/121109881/trader-joes-building-distribution-facilities-in-minooka>
  - *“The county has granted a 50 percent, four-year property tax abatement valued at about \$1.4 million, Mr. Duffy said, while the village waived about \$230,000 in fees. Minooka wants to show the industrial community it is interested in such projects, especially those where the property will be owned rather than leased, he said.”*
- **Distribution center for Trader Joe's set to begin hiring next month** Daytona Beach, FL (Feb 18, 2015) <http://www.news-journalonline.com/news/20150218/distribution-center-for-trader-joes-set-to-begin-hiring-next-month>
- Fortune Magazine: **Inside the secret world of Trader Joe's** (Full Version) (August 23, 2010) [http://archive.fortune.com/2010/08/20/news/companies/inside\\_trader\\_joes\\_full\\_version.fortune/index.htm](http://archive.fortune.com/2010/08/20/news/companies/inside_trader_joes_full_version.fortune/index.htm)
  - *“A Trader Joe's brings with it good jobs, and its presence in your community is like an affirmation that you and your neighbors are worldly and smart.”*

TO: Town Councilors

FROM: Philip K. Schenck, Jr., Town Manager 

DATE: December 9, 2016

RE: FY 16/17-29: STREET ACCEPTANCE (PHOENIX CROSSING)

Please review the attached memorandum dated December 8<sup>th</sup> from Town Planner Jose Giner regarding a street acceptance request.

Should Council wish to move forward, the following motion would be in order:

*Refer this item to the Town Plan and Zoning Commission in accordance with Section 8-24*



## Memorandum

**To:** Philip K. Schenck, Jr., Town Manager  
**From:** José Giner, AICP,   
**Date:** December 8, 2016  
**Re:** Consider and Take Action Regarding Street Acceptance (Phoenix Crossing)

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The developer of Phoenix Crossing has requested that the new street be accepted by the Town.

The layout of proposed public highway named Phoenix Crossing was approved by the Town Plan and Zoning Commission on September 30, 2014; and the highway was dedicated to the Town of Bloomfield by the filing of the associated subdivision map on the same date. The public improvements as approved by the Town Plan and Zoning Commission are substantially complete. Some miscellaneous corrective measures remain to be completed in the spring; and appropriate security has been posted by the developer to assure completion of these measures. Staff is recommending acceptance of Phoenix Crossing at this time.

In accordance with Section 8-24 of the Connecticut General Statutes the Town cannot accept any public road until such time as the Council refers the matter to the Town Plan and Zoning Commission for a recommendation.

The Council should formally vote to send this referral at the December 12 Council meeting. If this occurs I can file a revised Town Plan and Zoning Commission Agenda with the Town Clerk so that the Commission can act at its December 15 Regular Meeting.

**DRAFT**

**BLOOMFIELD TOWN COUNCIL**

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, November 28, 2016 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Joan Gamble, Deputy Mayor Schulman, Councilors Wayne Hypolite, Patrick DeLorenzo, Joseph Merritt, Joel Neuwirth, Derrick Seldon, Leon Rivers and Joseph Washington

Also present were: Philip K. Schenck, Jr., Town Manager, James Wren, Director of Finance, Jose Giner, Director of Planning and Economic Development and India M. Rodgers, Clerk of Council

Absent was: Sharron Howe, Assistant to the Town Manager

Guest were: Harry Freeman, V.P. of Business Development at Butler Construction

**PLEDGE OF ALLEGIANCE**

The meeting began with the pledge of allegiance to the flag.

**ANNOUNCEMENTS & PRESENTATIONS**

**Presentation of Recognition Certificate to Geissler's Supermarket**

Mayor Gamble and Deputy Mayor Schulman presented a recognition certificate to Mr. Justin Wyse, Manager at Geissler's Supermarket – Bloomfield for their years of service to the Bloomfield community.

**Presentation of Recognition Certificate to Maple Hill Farms**

Mayor Gamble and Deputy Mayor Schulman presented a recognition certificate to Mr. Bill Miller, owner of Maple Hill Farms. Maple Hill Farms has been in service to the Bloomfield community for almost 90 years, since 1928. They have recently embarked on expanding their products to include locally raised meats, cheeses and a variety of sauces and condiments.

**Presentation of the Beautification Awards, Bloomfield Beautification Committee, Jane Low**

Ms. Anne Wall presented the Beautification Awards on behalf of Mrs. Jane Low. The Beautification Committee thanked John Lawlor and Dan Carter of the Public Works Department for their continued support in making Bloomfield beautiful. The following individuals and/or groups were recognized:

### Outstanding Residential Landscaping

- Stephen Higgins, 8 Woodland Avenue
- Rickey Jones, 673 Bloomfield Avenue
- Richard Zito, Jr., 32 Woodland Avenue
- John and Lily Persaud, 1056 Blue Hills Avenue

### Special Recognition Award

- Pretty Brown Girls Club #85 – Ms. Donna Mims, Facilitator (Metacomet Elementary School)

### Presentation by Butler Construction Regarding Requested Tax Incentives

Mr. Harry Freeman, Vice President of Business Development for the Butler Construction, Inc. gave a brief presentation requesting tax incentives for their new corporate headquarters.

The Butler Construction Inc. has been a family owned business since 1968. They employ 140 full time and 200 seasonal employees year round.

They are a vertically integrated company providing complete Site Construction & Development services, Landscape Construction & Maintenance, Snow & Ice Management and Disaster Relief and Re-construction services.

Butler Construction is interested in a 49 acre site located on West Dudley Town Road. The proposed project is estimated to cost \$6,000,000 million dollars. They are expected to employ an additional 100 full time and 200 seasonal employees over the next ten years.

Mr. Freeman is requesting an Assessment Fixing Agreement with the Town of Bloomfield to assist with construction of their new facility. He referenced the Connecticut General Statute (CGS 12-65b) outlining the requirements for tax incentives up to ten years and up to 100%, which is the maximum allowed.

Deputy Mayor Schulman recommended referral to the Finance and Land Use and Economic Development subcommittees for further review and discussion. The next meeting of the Land Use and Economic Development subcommittee will be held on Tuesday, December 20, 2016 at 7:00 p.m.

Councilor Washington inquired about categories and locality for an employee base. Most of the current employees reside in the Greater Hartford area.

Councilor DeLorenzo asked about possible expansion of additional parcel space. Mr. Freeman indicated that the company has plans to build smaller buildings with approximately 40,000 square feet for commercial development purposes. The next step in the process is to file plans with the Town Plan and Zoning Commission in 30 days.

Councilor Hypolite thanked Butler Construction for their presentation. He informed them that the town is currently in the process of revising the tax abatement policy. Councilor Hypolite also inquired about their employee practice in moving to Bloomfield. It was noted that 20% of their employee base is upper management consisting of women and minorities.

Councilor Seldon inquired about current square footage in Windsor and plans for additional space upon moving to Bloomfield.

Councilor Rivers asked about building efficiency and the expansion of current space due to demand and need for continued growth.

### **CITIZENS STATEMENTS & PETITIONS**

1. **Preston Neal, 51 Harding Avenue** owner of Penny's Construction Company expressed concerns regarding local minority participation in Bloomfield construction projects. Mr. Neal recommended to Council a review of contractual language used to negotiate for tax incentives and appoint an Equal Employment Officer oversee these requirements.
2. **Rollo Jones, 62 Richard Lane,** owner of Capital Mason expressed concerns as well regarding the lack of opportunities presented to minority contractors from Bloomfield.
3. **Kevin Gough, 5 Bear Ridge Drive** commented on the Butler Construction presentation relative to tax incentives and redevelopment in Bloomfield. He also stated that one of the Plan of Conservation goals is to preserve farmland, which is the current site in consideration for Butler Construction.

### **REPORT FROM COUNCIL SUBCOMMITTEES**

**Public Safety** – Councilor Washington will gave a detailed report of the last meeting held on Monday, November 14, 2016.

**Committee on Committees** – Councilor Washington deferred his report to Council agenda item.

**Finance** – Councilor Hypolite deferred comments to the Council agenda regarding the update on the new fund balance policy. In addition, the subcommittee discussed possible major budget items in preparation for the next fiscal year. Some of those items include:

- Refunding of school bonds 2010/2011 with a partial net savings of \$400,000
- MDC issues with possible payment default from the City of Hartford
- Annual Independent Audit to be completed by year end
- Budget cycle timeframe and Board of Education budget request

**Land Use & Economic Development** – Deputy Mayor Schulman read a brief status report from the last meeting held on November 15, 2016. There was a suggestion made to develop a list of local minority contractors from Bloomfield.

### **COUNCIL BUSINESS**

### **OLD BUSINESS**

**FY 16/17-13: Consider and Take Action Regarding Adoption of Policy 141.04 – General Fund – Fund Balance**

It was moved by Councilor Merritt, seconded by Councilor Rivers and voted unanimously to approve Policy 141.04 General Fund – Fund Balance.

**NEW BUSINESS**

**FY 16/17-25: Consider and Take Action Regarding Cancellation of December 26, 2016 Town Council Meeting**

It was moved by Councilor Merritt, seconded by Councilor Seldon and voted unanimously to approve that the regular meeting of the Bloomfield Town Council scheduled for December 26, 2016 be cancelled.

**FY 16/17-26: Consider and Take Action Regarding Reappointment to the Central Region Tourism District**

It was moved by Councilor Washington, seconded by Deputy Mayor Schulman to approve the reappointment of Hugh Freeney, 5 Spy Glass Circle to the Central Region Tourism District with a one-year term ending November, 2017.

**REPORT FROM THE MAYOR AND TOWN MANAGER**

**Mayor's Report**

Mayor Gamble thanked Monsignor Douglas P. Clancy, Pastor of Sacred Heart Church for hosting the Annual Thanksgiving Service.

Mayor Gamble commented on the issues involving local minority participation in the construction project for the Heirloom Flats located at Bloomfield and Jerome avenues.

**Town Manager's Report**

Mr. Philip K. Schenck, Jr., Town Manager reported the following updates to the Town Council:

- On November 20, 2016, Mr. Schenck, Jr. and other Councilors attended the Annual Thanksgiving Service at Sacred Heart Church.
- On December 1, 2016 at 6:00 p.m., Leisure Services will sponsor the annual "Light up the Town" with activities including carriage rides and light refreshments.
- The State Department of Transportation will be repainting and restriping the crosswalk in the town center.

- On November 18, 2016, the new town website launched. The new webpage address is [www.bloomfieldct.gov](http://www.bloomfieldct.gov). The town selected Virtual Town Hall as our new webpage vendor.

## **FINANCIAL REPORT**

This item was referred to the Finance Subcommittee for further discussion and review.

## **APPROVAL OF MINUTES**

**It was moved by Councilor Neuwirth, seconded by Councilor Merritt and voted unanimously to approve the minutes of November 14, 2016.**

## **COUNCIL COMMENTS**

Councilor DeLorenzo stated that there was an agreement to hire a compliance officer to comply with 20% minority participation on the Heirloom Flats project. He also deferred a report update to the Town Manager and Director of Planning and Economic Development.

Councilor Merritt echoed comments regarding issues with minority participation. He stated that he enjoyed the Thanksgiving service at Sacred Heart Church this year.

Deputy Mayor Schulman stated that he was delighted to see all Councilors present at the Annual Thanksgiving Service. He requested a status update from the Heirloom Flats project team to be placed on the next Land Use & Economic subcommittee agenda.

Councilor Washington and Seldon inquired about the lack of compliance with the 20% minority participation requirements. He stated that the current practices are not satisfactory to minority business owners and contractors who also reside in town and cannot obtain employment in town. He also stated that revisions should be considered with the new tax abatement policy, indicating total finances of a project versus the total number of employees hired.

Councilor Hypolite attended the open house for the Heirloom Apartments and witnessed the candid frustration of minority contractors and lack of opportunities to acquire employment.

Councilor Rivers stated his discontentment and perplexity about the actual process in hiring minority contractors.

## **ADJOURNMENT**

It was moved by Councilor Washington, seconded by Councilor Merritt and voted unanimously to adjourn the meeting at 9:35 p.m.