

BLOOMFIELD TOWN COUNCIL

FINANCE SUBCOMMITTEE

There was a regular meeting of the above referenced subcommittee held on Monday, November 21, 2015 a 5:30 p.m. in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee members present were: Councilors Hypolite, DeLorenzo, Merritt and Mayor Gamble, Deputy Mayor Schulman

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, William Hogan, Director of Finance, Jose Giner, Director of Planning & Economic Development and India Rodgers, Clerk of Council

The meeting was called to order at 5:45 p.m.

FY 15/16:7 – Consider and Take Action on the Sale of Town Property located at 1133 Blue Hills Avenue (rear of Board of Education building)

Councilor Hypolite stated that he would like a more explicit proposal from Calamar in writing, in order to make a decisions regarding the sale town owned property. In addition, he would like accounting of developable land, if the parcel is split, how would a split impact marketability and economic compatible uses.

There was a brief discussion about available town owned land for development. Approximately 30% of town owned land is dedicated as open space.

Mayor Gamble noted that this matter was introduced in the Land Use & Economic Development subcommittee. The committee members agreed to proceed with policy regarding the disposal of town owned land. The majority of this land tract has been identified as wetlands with no access from School Street. In addition, this tract has limited usage and the town should explore financial options for sale.

Councilor DeLorenzo mentioned as a part of the steps outlined in the policy is to consult with the Town Assessor for formal pricing in determining an appraisal is needed. This matter was referred back to the Finance Subcommittee to discuss issuing an RFP for potential buyers. He also inquired about the availability of developable land.

Councilor Merritt suggested to sell this land for good economic development growth as a taxable investment.

Deputy Mayor Schulman suggested the highest best use of the property and recommended an inventory of available land. He expressed concerns of Board of Education building. If the Board decided to move, what developer would be interested in purchase, if the back portion has already been developed? The front area is approximately 7 acres.

Mr. William Hogan, Director of Finance recommended a discussion with Goman & York on recommendation for marketing properties for the town.

Consider and Take Action regarding Tax Abatement – Niagara Bottling Co.

It was noted that Niagara Bottling Company is not available for discussion. This item has been postponed at this time. However, it was also noted that no decision has been made thus far regarding their expansion into the Northeast Corridor. It was mentioned that tax abatements are appropriate for the growth of Economic Development.

Discussion regarding the Financial Report

Mr. Hogan reported the following updated financials through October 31, 2015:

- The projected increase in revenue is \$426,000
- Tax collection rate is 62.3% from 61.6% last month
- Increase of \$100,000 estimate in the back taxes account
- The town received a payment of \$150,000 from CIGNA – Gillette Ridge Golf Course
- From July 1, 2015, \$850,000 in building permit fees have been received, in comparison to \$640,000 (Center Apartments, Seabury and CREC Two Rivers Magnet High School, the town may receive an additional \$450,000 in revenue)
- The Planning Department has requested an additional Building Inspector for the next budget season. This position will be full time with benefits.
- There was a decreased of \$107,000 in the State owned property pilot grant.
- The Education Cost Sharing grant remains at \$4,000,000 for the town
- The town wide contingency account remain at \$200,000
- The audited fund balance is at \$15,100,000, approximately 17.5-18% of budget. The audit of June 30, 2015 should be completed and submitted to mid-December 2015 to Council
- The Investment assumption is 7.5% to 7.25% OPEB - \$4,600,000 in assets by the end of October
- Recent pension contribution report was 62-65% funded
- The FY 16/17 has an increase of 7.0% = \$200,000 for Metropolitan District Commission
- The Grand List decreased by 1.6% = \$33,000,000

Expenditures – There are no major variances. The Police overtime is on track and is being closely monitored by Administration.

The potential for a budget referendum package relative to 3 major Capital Improvement projects has been an ongoing. The Council have been in discussion regarding phasing certain sections of these projects.

Deputy Mayor Schulman would like to review a firm cost analysis regarding debt service. Mr. Hogan will provide a list of debt ratio scenarios at the next Council Retreat scheduled for January 30, 2016.

The Capital Improvement budget for town departments is due December 4th for administrative review.

Adjournment

It was moved by Councilor Hypolite, seconded by Councilor Merritt and voted unanimously to adjourn the meeting 6:45 p.m.