

TOWN OF BLOOMFIELD

NOTICE OF PUBLIC HEARING

The Bloomfield Town Council will conduct a public hearing on **Thursday, September 25, 2025 at 6:00 p.m.** via Zoom. Attendees can join the meeting via the Zoom meeting platform:

https://bloomfieldct.zoom.us/webinar/register/WN_C3i5IA88R2a-RyhCSPw0Fw

This meeting will also be streamed live to You Tube at:

<https://www.youtube.com/live/TUEk1vZB9dc>

The purpose of this Public Hearing is to solicit public input regarding the **Proposed Ordinance 18-12, Fixed Property Tax Assessment for Real Estate Development, Chapter 18 – Taxation** of the Bloomfield Code of Ordinances.

A copy of the draft resolution is available in the Town Clerk's Office for public inspection.

Dated at Bloomfield, CT 15th day of September 2025.

Latonia Y. Tabb
Clerk of Council

Chapter 18 – Taxation

Sec. 18-12. Fixed Property Tax Assessments.

- (a) Pursuant to the authority granted by C.G.S. § 12-65b, as may be amended from time to time, the legislative body of the Town of Bloomfield may, upon receipt of a written request in such format as determined by the Town, agree to enter into a property tax assessment agreement **on proposed development**, whereby some or all of the assessment increase resulting from improvements **to be made** to real property will be fixed. **In no event shall such an agreement exceed a term of ten (10) years.**
- (b) To be eligible for such agreement, any person or entity requesting must, in addition to meeting the statutory conditions, meet the following criteria:
 - a. The applicant or business must not be delinquent in any taxes or charges due to the Town of Bloomfield.
 - b. If the end user of a proposed facility is a lessee, the tax benefits created by the abatement must be clearly reflected in the lease as accruing to the end user and the lease must be at least for the term of the abatement period plus four (4) years.
 - c. Any agreement entered into pursuant to this policy shall not be assigned, transferred or sold without the written consent of Bloomfield Town Council.
 - d. Construction shall commence within twelve (12) months and completed within thirty (30) months after the approval of an abatement by the Town Council and approval of a site plan by the Town Plan and Zoning Commission, whichever comes last. The Town Council may, at its sole discretion, approve any extensions of these deadlines.
- (c) Any agreement entered into by the Town of Bloomfield shall provide that, any tax benefit enjoyed by the approved applicant under this Section shall be forfeited and said applicant shall be required to pay all back taxes that would have been assessed plus eighteen percent (18%) annual interest, in the event that the applicant, at any time during the term of the agreement:
 - a. Relocates from the Town of Bloomfield; reduces by more than 50% its business operations in the Town of Bloomfield; or reduces employment levels by more than 50% in the Town of Bloomfield.
 - b. Becomes delinquent in taxes or fees.
 - c. Closes its operation.
- (d) No agreement pursuant to this Section shall enter into effect until statutory, administrative, and building permit reviews are carried out to the satisfaction of the Town, which shall not be unreasonably withheld.

- (e) The same penalties outlined in Section (c) herein shall apply in the event that the approved applicant declares bankruptcy within four (4) years beyond the term of the abatement. Forfeiture will cause the tax abatement agreement to become null and void.
- (f) Personal property shall not be eligible for an agreement under this Section.
- (g) In determining whether to grant an agreement pursuant to this Section, the Town Council shall consider, among other factors it deems applicable, the following:
 - a. Economic benefit to Bloomfield, including the amount of capital investment, whether the project produces value added products and services, and whether the project provides positive fiscal and economic benefits that outweigh any projected increase in costs to the Town as a result of the project.
 - b. Wages or proposed wages, including whether the project demonstrates that it is paying wages that exceed the median wages for similar positions in the Hartford labor market area.
 - c. Employment or proposed employment of Bloomfield residents and members of minority groups, as defined by Federal guidelines.
 - d. Whether the proposed project will be of a type that has been identified by the Town Council as desirable to stimulate the local economy and provide an overall positive impact on the quality of life for Bloomfield citizens.
 - e. Whether the proposed project will increase the existing tax base
 - f. Whether the project incorporates alternative energy and green technology above and beyond best management practices.
- (h) Prior to approving any agreement pursuant to this Section, Town Council shall hold a meeting at which the applicant shall present information regarding the factors listed in Section (g), including pro forma financials a cost-benefit analysis. Subsequent to that meeting, Town Council shall also schedule at least one (1) public hearing on the application.