

TOWN OF BLOOMFIELD POLICY MEMORANDUM

SUBJECT:	Tax Incentive Options	NO:	110.03
		Date:	September 22, 2017
		Amended:	October 14, 2025
DISTRIBUTION:	Town Council	By:	Town Council & Town Manager

APPROVED: October 9, 2017

PURPOSE

The purpose of this policy is to establish procedures for tax incentive programs in the Town of Bloomfield pursuant to Section 12-65b of the Connecticut General Statutes as may be amended from time to time. We believe that Bloomfield has attractive location and economic infrastructure advantages necessary to attract business and industry without tax incentives. We are, therefore, committed to offering such incentives to those who best advance the intent of these guidelines.

OBJECTIVES

1. Fiscal -To increase and maintain the commercial and industrial tax base to a level at or above 50% of the Town's Grand List in order to facilitate the Town's capacity to provide necessary services and infrastructure.
2. Employment –To decrease the Town's unemployment rate by providing quality employment opportunities with good wages and benefits for the Town's residents.
3. Encourage Business Retention and Growth – to support existing businesses and encourage their retention and meet their expansion needs in Bloomfield.
4. Sustainable and Quality Economic Development – to encourage the incorporation of alternative energy and green technology into commercial building design.
5. Targeted Sectors – To encourage development in areas and business sectors that have been identified by the Town of Bloomfield as priority areas.

To further these objectives the Town of Bloomfield may enter into agreements to provide for a temporary abatement of the increased assessed value of the real property portion of a proposed project if the criteria listed below are met. Eligibility for tax incentive options shall only apply if improvements are for at least one of the uses provided for in Connecticut General Statutes Section 12-65b as it may be revised from time to time.

Any final decision to grant and to establish the terms of agreement of a tax abatement incentive pursuant to this policy shall be within the sole discretion of the Bloomfield Town Council.

APPLICATION PROCEDURE

- A) Any eligible owner and or lessee may apply under this Policy to the Town of Bloomfield on application forms provided by Town of Bloomfield. The applicant shall provide all required information in sufficient detail to allow the Town to determine costs and benefits associated with the requested tax abatement. Information provided should include the following where appropriate:
 1. Project description including an estimate of the number of new jobs created and the anticipated wages.
 2. Identification of the proposed location for the new or expanded business.
 3. Description of the applicant and its products or services and including a listing of its officers.
 4. An estimate of the costs of the proposed improvements.
 5. A construction schedule.
 6. Identification of any other public incentives, financial or otherwise, which are included in the project financing.
 7. A statement of the benefits to the Town of Bloomfield for granting a tax assessment abatement including an estimate of local taxes to be paid, purchases from local vendors and a description of planned corporate community involvement.
 8. A statement specifying how the applicant intends to demonstrate compliance with the goals set forth in Section III above.
 9. Other information as may be requested by the Town.
- B) Upon receipt of the completed application the Director of Planning and Economic Development shall refer the application to the Town Manager and the Town's Economic Development Commission for review and recommendation. The application shall also be referred automatically to the Council's Finance subcommittee and the Land Use/Economic Development Subcommittee. Staff shall also refer the application to other relevant Town committees as may be identified. Each application will be reviewed on a case by case basis. The Town Manager and Economic Development Commission (EDC) shall each forward recommendations in writing to the Town Council.

AGREEMENT

- A) Pursuant to the Town Council decision the applicant shall enter into a written agreement with the Town fixing the assessment of the real property in accordance with the assessment schedule that was approved. The record owner of the real property that is the subject of the agreement shall either co-sign the agreement or provide written consent to the terms of the agreement if the applicant will not own the real property at the time the tax benefits start accruing.
- B) The Agreement shall incorporate the appropriate provisions of the Bloomfield Code of Ordinances.
- C) The applicant shall provide periodic reports, as determined by the Council, detailing compliance with the employment and wage provisions of this policy as well as the achievement of any of the agreed upon goals on which an abatement decision was based.
- D) The Town Council may request that the recipient of a tax abatement report in person on its progress in bringing the full project and agreements to completion during the term of the agreement.
- E) The provisions of the agreement shall be binding on the business owner, real property owner and its successors or assigns. The agreement shall be filed on the land records of the subject property in the Town Clerk's office.

F) Failure to comply with any of the provisions or conditions associated with a fixed assessment project including but not limited to provisions of the fixed assessment agreement and any requirements specified by the Town of Bloomfield's Town Plan and Zoning Commission and Inland Wetlands and Watercourses Commission will result in the Town Council's review of, and possible modification or cancelling of, said fixed assessment agreement.