

Town of Groton, CT
Tax Increment Financing
Downtown Groton TIF District Master Plan



V5 DRAFT – July 25, 2019

Town of Groton, CT

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Introduction

The Town of Groton (the "Town") shall designate the Downtown Groton Tax Increment Financing District (the "District") and adopt this District Master Plan (the "District Master Plan") for the District to help generate strategic growth in its Downtown and support employment, housing, and economic growth in the Town.

Chapter 105b of the Connecticut General Statutes (the "TIF Act") authorizes municipalities in Connecticut to create tax increment financing (TIF) districts for the purpose of economic development. A TIF District has a defined boundary and includes public and private real property. A TIF District allows the Town to designate future incremental real property tax revenues from the properties in district to support economic development within the District, and in some cases beyond. That is, the TIF District only captures property tax revenue on any increases in assessed value above the assessed value at the time the District is created.

The Town of Groton recognizes that TIF is an effective tool for economic development and seeks to use TIF to develop the Downtown Groton district. The District Master Plan contained in this document outlines the Town's intended uses of TIF revenues and includes the administrative details of the District terms and how the District will be operated. This District Master Plan is consistent with the Town's Tax Increment Financing (TIF) Policy, Adopted March 6, 2018, and all applicable Federal, State, and local laws and regulation. The TIF Policy is included as Attachment 2.

Defined Terms

The following terms used in this District Master Plan have meanings as defined in the TIF Act. Capitalization has been added to the statute's defined terms to identify them clearly in the text.

"Captured Assessed Value" means the amount, as a percentage or stated sum, of Increased Assessed Value that is utilized from year to year to finance Project Costs pursuant to the District Master Plan.

"Current Assessed Value" means the assessed value of all taxable real property within a Tax Increment District as of October the first of each year that the Tax Increment District is in effect.

"District Master Plan" means a statement of means and objectives prepared by the municipality relating to a Tax Increment District designed to provide new employment opportunities, retain existing employment, provide housing opportunities, improve or broaden the tax base or construct or improve the physical facilities and structures through the development of industrial, commercial, residential, retail and mixed use, transit-oriented development, downtown development or any combination thereof, as described in section 4 of the TIF Act.

"Downtown" means a central business district or other commercial neighborhood area of a community that serves as a center of socioeconomic interaction in the community, characterized by a cohesive core of commercial and mixed-use buildings, often interspersed with civic, religious and residential buildings and public spaces, that are typically arranged along a main street and intersecting side streets and served by public infrastructure.

"Financial Plan" means a statement of the Project Costs and sources of revenue required to accomplish the District Master Plan.

"Increased Assessed Value" means the valuation amount by which the Current Assessed Value of a Tax Increment District exceeds the Original Assessed Value of the Tax Increment District. If the Current Assessed Value is equal to or less than the Original Assessed Value, there is no Increased Assessed Value.

"Maintenance and Operation" means all activities necessary to maintain facilities after they have been developed and all activities necessary to operate such facilities, including, but not limited to, informational, promotional and educational programs and safety and surveillance activities.

"Original Assessed Value" or "OAV" means the assessed value of all taxable real property within a Tax Increment District as of October first of the tax year preceding the year in which the Tax Increment District was established by the legislative body of a municipality.

"Project Costs" means any expenditures or monetary obligations incurred or expected to be incurred that are authorized by section 6 of the TIF Act in a District Master Plan.

"Tax Increment" means real property taxes assessed by a municipality upon the Increased Assessed Value of property in the Tax Increment District.

"Tax Increment District" means that area wholly within the corporate limits of a municipality that has been established and designated as such pursuant to section 2 of the TIF Act and that is to be developed under a District Master Plan.

"Tax Year" means the period of time beginning on July first and ending on the succeeding June thirtieth.

"Credit Enhancement Agreement" or "CEA" means a contractual agreement between or among the Town and an owner of a taxable real property located within a TIF District, and any other party obligated to pay taxes on such property, that allows the Town to provide reimbursements of future Tax Increment Revenues to the property owner or other such party.

"Developer Cost Sub Account" or "Developer Cost Sub Accounts" means one or more funds established by the municipality into which funds from the Project Cost Account are deposited as authorized by the Financial Plan and pledged to and charged with payment of the costs of reimbursement consistent with each approved Credit Enhancement Agreement, if any.

"Development Sinking Fund Account" means the fund established by the municipality into which Tax Increment Revenues are deposited for the payment of debt obligations, if any, issued by the municipality that are payable in whole or in part by Tax Increment Revenues, as authorized in the Financial Plan.

"District Master Plan Fund" means a fund established by the municipality into which Tax Increment Revenues are deposited upon receipt and before being distributed as authorized in the Financial Plan into the Development Sinking Fund Account and the Project Cost Account.

"Project Cost Account" means the fund established by the municipality into which funds from the District Master Plan Fund are deposited as authorized in the Financial Plan before being distributed into the Town Cost Sub Account(s) or the Developer Cost Sub Account(s).

"Taxable Real Estate Grand List" means the assessed values of all property in the Town, reflecting the statutory exemption or exemptions to which each property or property owner is entitled, and including, where applicable, any assessment penalty added.

“Gross Taxable Real Estate Grand List” means a taxable assessment set at 70% of the 100% of fair market value at the time the Grand List is signed by the Assessor, without reflecting any exemption or exemptions to which a real property owner may be entitled or penalties added.

“TIF Advisory Committee” means the committee designated by the Town and charged with advising and guiding the Town of the implementation of the Plan and any other Tax increment Financing Districts within the Town. The TIF Advisory Committee will consist of the Town of Groton Economic Development Commission.

“TIF Revenue” means the tax increments received by the municipality that are attributable to the Captured Assessed Value of the real property located within the Tax Increment District for the duration of the district.

The following terms used in this TIF Master Plan have meanings as defined below:

“Town Cost Sub Account” or “Town Cost Sub Accounts” means one or more funds established by the municipality into which funds from the Project Cost Account are deposited as authorized by the Financial Plan and pledged to and charged with the payment of costs of the municipality’s Project Costs.

I. District Master Plan

A. District Master Plan Narrative and Purpose

This District Master Plan is structured pursuant to the Connecticut General Statutes, as specified in Chapter 105b. It is also structured to be consistent with all other applicable Federal, State, and local laws and regulations.

The Town’s designation of a selected District, combined with the adoption of the Plan, will create a designated municipal Tax Increment Financing District, or “TIF District,” to capture a portion of the value of the real (land and building) property improvements made within the TIF District, and enable the dedication of resulting incremental real property tax revenues for specified purposes to support private investment and related municipal infrastructure and economic development projects and programs.

The Town understands the usefulness of Tax Increment Financing in economic development as part of its long-term economic development planning and implementation, including the Town’s Plan of Conservation and Development. In designating this TIF District and adopting this TIF District Master Plan, the Town seeks to accomplish the following goals:

- a. Grow and diversify the Town’s tax base through private investment.
- b. Grow and support economically diverse, long-term, stable employment opportunities for area residents.
- c. Improve Groton’s quality of life and place to serve residents, businesses and workers including:
 - I. Enhance the Town’s infrastructure development.
 - II. Create housing opportunities to attract and support workforce development.
 - III. Establish public spaces and cultural uses.
 - IV. Improve transportation and recreation infrastructure, including enhanced and well-connected pedestrian and bicycle facilities.

- V. Assist established businesses in the Town, thus assisting in retaining existing employment opportunities and expanding employment.
- VI. Revitalize areas or buildings in need of redevelopment, remediation, or rehabilitation.

The Town has created a framework that clearly articulates the *Design Principles, Uses, and Amenities*, and specific *Design Guidelines and Standards* for the area. These are presented in Attachment 1.

B. Boundaries and Description of District

The Town has selected a portion of Downtown Groton for designation as a Tax Increment Financing District, hereto referred to as the “Downtown Groton” TIF District. The District encompasses an area generally known as Downtown Groton. It includes 145.04 acres located along both sides of Route 1 from Buddington Road east to Sunnyside Park. It is bounded on the south by the Amtrak rail line and on the north the boundary generally follows the Downtown Development (DDD) and Office Multiple Family (OMF) zone lines. The exact boundaries of the district are shown on the map included in Exhibit A. The area within the district represents a combination of both public and private structures and land and a variety of uses including residential, retail, and office and is integral to the vitality of the Town’s economy. All of the area is currently included in the Town’s Airport Development Zone and some portions are included in the Town’s Enterprise Zone. A map of the district and a detailed listing of parcels are included in Exhibit A.

C. Certification of Original Assessed Value

Table 1, below, presents the Original Assessed Value (OAV) of the taxable real property in the Downtown Groton TIF District as of October 1, 2018. The Assessor’s Certificate of Original Assessed Value is included as Exhibit B.

The OAV of all proposed and existing TIF Districts in the Town (taxable real property) may not exceed the state-established maximum of 10% of the total taxable real property in the Town as of October 1, 2018. As shown in Table 1, below, the OAV within all proposed and existing TIF Districts in the Town is below the state maximum.

Table 1: Original Assessed Value (OAV) as a Percent of all Town Taxable Real Property	
OAV, Proposed Downtown Groton TIF District (Taxable Real Property)	\$ 69,904,030
OAV, Existing TIF Districts (Taxable Real Property)	\$ 0
Total Proposed and Existing TIF Districts (Taxable Real Property)	\$ 69,904,030
October 1, 2018 Gross Taxable Real Estate Grand List	\$3,251,777,985
Total OAV within TIF Districts as % of October 1, 2018 Gross Taxable Real Estate Grand List	2.15 %

Throughout the term of the District, the Increased Assessed Value shall always be calculated based on the OAV. Decreases in the Captured Assessed Value shall not obligate the Town to make up any shortfalls in Tax Increment Revenues. All assessed real property value captured in the Downtown Groton TIF District will be added to the general tax rolls at the end of the District’s term.

D. Duration of the Program

The maximum duration of the program from approval by the Town to completion will be thirty (30) years.

E. Public Facilities, Improvements, and Programs to be Added or Financed

The Town intends to use TIF Revenues from the TIF District to finance some of the costs of public improvement projects and future economic development programs and initiatives, which collectively will improve the Town’s economy. Potential Town projects and programs are described in Table 2 below.

While this District Master Plan lists particular projects, the Plan shall not serve as an appropriation of TIF Revenues for any of these specific purposes, nor shall it commit the Town to completing any particular project unless otherwise specified in this Plan. TIF Revenues not used for specific District purposes may be moved to the Town’s General Fund per vote of the Town Council in accordance with the TIF Act.

As of the date of the adoption of this TIF Master Plan, cost estimates are not known and it is not determined which projects from this list will be implemented. Any expenditure of TIF Revenues on projects from Table 2 below will require budget approval by the Town Council through its usual legislative processes.

Table 2 - Downtown Groton TIF District Projects

Project/Program/Category	Description
Sewer Improvements	Costs directly related to the District; the town may be required to relocate existing sewer lines, install new lines in redeveloped properties, and assist in the installation of new sewer laterals. This includes any design, engineering and other capital costs associated with sewer infrastructure projects required for the District.
Telecommunications Infrastructure	Study the feasibility of broadband and wireless internet costs for the District to foster economic development
Stormwater improvement fund	The study of stormwater improvements for the District and funding for low impact development stormwater treatments where appropriate. Design, permitting, and construction costs as necessary.
Streetscape Improvements	Improve the streetscape along Route 1 and along other roadways, both public and private, within and adjacent to the District. Improvements including but not limited to medians, crosswalks, plantings, lighting, benches and signage, and possible signalization. Such improvements would provide recognizable pathways and would communicate clearly where the center of Groton is located, attracting business and patrons. The project includes any design, engineering and other capital costs associated with these projects.
Road and Traffic Improvements	Improve roads, streets signals and other infrastructure that form the transportation routes most directly impacted by the creation of the District. Road construction and paving improvements within the TIF District, including but not limited to engineering and design work, sidewalk, bike and pedestrian crossing safety improvements, culvert repair, and catch basin and storm water infrastructure work.
Public Transit	Costs associates with the study and implementation of Transit Oriented Development, bus rapid transit, shuttle bus and/or other public or privately run transportation route(s) expansion options linking TIF Districts and employment centers in Groton or linking

Table 2 - Downtown Groton TIF District Projects

Project/Program/Category	Description
	transportation options to larger regional employment or housing centers outside of Groton.
Economic Development Studies	Development and update of plans, analysis or strategies to further the goal of the redevelopment of the District.
Planning Studies	Route 1 Corridor study to determine street locations, curb cuts, and other design elements for the public and private circulation routes. Create a Route 1 redevelopment plan and design study to establish design standards for the Route 1 TIF District. Other studies and analysis for the District as needed.
Other Economic Development Projects and Programs	Events/festival support and promotion/marketing of the District. Credit Enhancement agreement review by third parties. Revolving loan fund and façade improvement program. Consultant services in support of economic development. Employment training for residents.
Small Business Revolving Loan Fund	Establish a revolving loan fund for projects below the TIF eligibility threshold within the TIF District.
Professional Service and Administration	Professional service and administration costs associated with the District and the implementation of the Development Program. Staff time for TIF administration; consultant services in support of TIF administration.
Environmental Remediation	Phase I and Phase II environmental studies and remediation where necessary within the District.
Site Preparation and Relocation Costs	Costs associated with preparing sites within the District for redevelopment, real property assembly costs and the costs, if any, associated with relocating individuals or businesses from sites within the District that will accommodate commercial redevelopment.
Land Development and Acquisition	Develop available town land to ensure adequate public open space, public access, and recreational opportunities within and adjacent to the District for visitors and residents. Acquire new land where necessary to ensure adequate public open space and recreation opportunities within and adjacent to the District. This could include an area of assembly or a downtown "Town Green".
Public Facilities	Provide adequate public restroom/changing room facilities in the District and at public recreation sites within or adjacent to the TIF District; Provide public amenities where appropriate. Design and installation or construction of public art projects within the district.
Improvements to Town Property, Public Spaces, and Parks	Design and construction costs associated with a public park (including a possible parking area). The park could be located inside the District or adjacent to the District. It would provide an attractive amenity to the businesses located and to be located in the future within the District. The park is directly related to the development in the District and would support and promote District activities.

F. Private Development Description, Costs, and Financial Support

In addition to public improvements, the Town may support certain industrial, commercial, residential, mixed-use, or retail improvements, downtown development or transit-oriented development within the District by using TIF revenues.

Credit Enhancement Agreements (CEAs)

The Town of Groton may use a portion of TIF Revenues to enter into Credit Enhancement Agreements with private parties. CEAs are a tool to incentivize desirable development projects, which would otherwise not occur because they would be financially infeasible.

The Town reserves the right to negotiate CEAs individually with property owners and developers of any properties within the District. CEAs may provide a reimbursement of up to 100% of the TIF Revenue produced from the particular property, and up to the full term of the District. For each CEA, the Town will establish, among other terms and conditions, the percentage of reimbursement of TIF Revenue and the length of the reimbursement period.

CEAs within the Downtown Groton TIF District are not provided as a matter of right. The Town's Credit Enhancement Guidelines and Requirements are presented in its *Town of Groton Tax Increment Financing Policy*, which is included as Attachment 2.

II. Financial Plan

A. Financial Characteristics

This District Master Plan establishes a Financial Plan with the following characteristics as set forth in Table 3, below:

Table 3 – Financial Plan Characteristics	
Original Assessed Value of Taxable Parcels in the Downtown Groton TIF District as of October 1, 2018	\$ 69,904,030
Percent of Increased Assessed Value Located within the Downtown Groton TIF District to be Captured	50%
Term of the Downtown Groton TIF District, in Years	30 years
Maximum Public Indebtedness to which Downtown Groton TIF Revenues May be Pledged	\$ 10,000,000

The TIF Revenues collected from the Downtown Groton TIF District will fund and/or contribute to the funding of approved public projects, including any of the projects described in Table 2, as well as support private investment as described in Section I.F above.

Estimates of Increased Assessed Values of properties in the Downtown Groton TIF District are included in Exhibit C.

B. Financing Structure and Flow of Funds

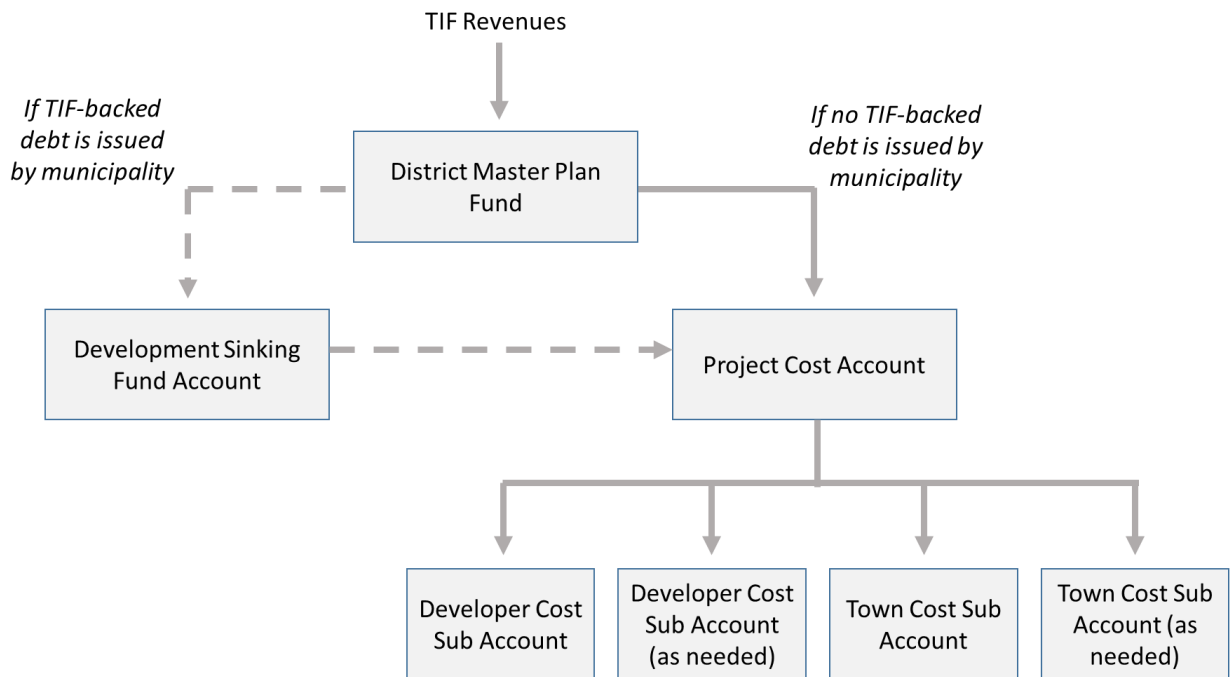
The Town reserves the right to incur debt to facilitate, in part or in whole, any of the aforementioned projects within the District Master Plan.

The Plan requires establishment of a District Master Plan Fund. Over the term of the Downtown Groton TIF District, the Plan provides that the Town shall capture the percentage of Increased Assessed Value of the real property located within the District as set forth in Table 3, above. One hundred percent (100%) of the real property tax revenues from the Captured Assessed Value of this TIF District will be deposited in the District Master Plan Fund and will be allocated as shown in the graphic and described below.

A District Master Plan Account will be created for each TIF District within the Town. The Town reserves the right to make transfers between District Master Plan accounts as required, provided that the transfers do not result in a balance in the District Master Plan Sinking Fund account that is insufficient to cover the annual obligations of that account.

Expenditures of TIF Revenues, other than for CEAs, will be included and approved as part of the Town’s annual Capital Improvement Program. Expenditures for public facilities, improvements, and Programs (i.e., any expenditures of TIF Revenues for purposes other than CEAs) will be made only after the Town meets its obligations of any CEAs and any debt obligations that are secured by TIF revenues.

Figure 1: Flow of Funds



District Master Plan Fund

The District Master Plan Fund will include (1) a Project Cost Account that is pledged to and charged with the payment of project costs that are outlined in the financial plan; and (2) in instances of indebtedness issued by the municipality to finance or refinance Project Costs, and to which TIF Revenues have been pledged as a source of repayment, a Development Sinking Fund Account that is pledged to and charged with the (i) payment of the interest and principal as the interest and principal falls due, including any redemption premium; (ii) payment of the costs of providing or reimbursing any provider of any guarantee, letter of credit, policy of bond insurance or other credit enhancement device used to secure payment of debt service on any such indebtedness; and (iii) funding any required reserve fund.

TIF Revenues shall be deposited first to the District Master Plan Fund and then to:

Development Sinking Fund Account

For as long as any municipal indebtedness to which TIF Revenues are pledged is outstanding, to the Development Sinking Fund Account in amounts sufficient to make payments on any such debt issued by the Town to finance or refinance Project Costs, including the following: (ii) payment of the costs of providing or reimbursing any provider of any guarantee, letter of credit, policy of bond insurance or other credit enhancement device used to secure payment of debt service on any such indebtedness; and (iii) funding any required reserve fund, and otherwise to the following accounts:

Project Cost Account

The Project Cost Account, which shall consist of (1) one or more Town Cost Sub Accounts (the "Town Cost Sub Accounts") pledged to and charged with the payment of costs of the Town's project costs and (2) one or more Developer Cost Sub Accounts (the "Developer Cost Sub Accounts") pledged to and charged with payment of the costs of reimbursement consistent with each approved Credit Enhancement Agreement, if any. Funds deposited to the Project Cost Account will be transferred first to the Developer Cost Sub Accounts, if any, and then to the Town Cost Sub Accounts.

Developer Cost Sub Accounts and Credit Enhancement Agreements

Should the Town choose to enter into Credit Enhancement Agreements ("CEAs") between the Town and any property owner, or property owner and developer, a Developer Cost Sub Account will be established by that CEA. Amounts to be paid to the property owner or developer under the CEA will be deposited into the Developer Cost Sub Account and payments to the property owner or developer will be made from the Developer Cost Sub Account established by that CEA. In any fiscal year, payments under the each CEA will be made periodically following payment of the associated property taxes on the property owner's or developer's project. The Town's obligation to make a periodic payment under any CEA will only arise to the extent the Town receives incremental real property tax revenue based on positive Captured Assessed Value of the particular property during the appropriate period. In any CEA, the Town shall not obligate itself to make fixed payments without receiving TIF Revenues, nor shall it be obligated to make payments if there is no Increased Assessed Value.

The CEA is a contract, and as long as the property owner, or property owner and developer, meet their obligations under the terms of the contract, the Town will be obligated to make payments as agreed upon in the contract, and otherwise meet all terms of the contract as well.

Town Cost Sub Accounts

Expenditures of TIF Revenues, other than for CEAs, will be included and approved as part of the Town's annual capital projects budget, if any, or annual budget. Deposits to the Town Cost Sub Accounts will be made only after the Town meets its obligations of any debt obligations that are secured by TIF Revenues and any CEAs. Expenditures for public facilities, improvements, and programs (i.e., any expenditures of TIF Revenues for purposes other than CEAs) will be made by payments from the Town Cost Sub Accounts.

The Town reserves the right to make transfers between District Master Plan accounts as required, provided that the transfers do not result in a balance in either the Development Sinking Fund Account or the Project Cost Account, including any subaccounts, that is insufficient to cover the annual obligations of that account.

The Town may at any time during the term of the TIF District, by vote of the Town Council, transfer funds from any account within the District Master Plan Fund that are in excess of funds needed to meet the obligations of any approved debt service, CEAs or other obligations approved as part of the TIF District Master Plan, and deposit those excess funds in the Town's General Fund. At least once per year the TIF Advisory Committee will review the balances in TIF-related accounts and if it concludes there are excess funds, it will recommend to the Town Council an amount that should be transferred to the General Fund through a vote of the Town Council.

C. Uses of Funds

Public Infrastructure, Facilities, and Other Public Purposes

The Town may use a portion of the TIF Revenues to fund certain projects approved within the TIF District, described in Table 2, above.

Private Commercial Improvements Financed Through District Master Plan

The Town may enter into written agreements with property owners within the TIF District to incentivize commercial and residential development, including but not limited to the use of Credit Enhancement Agreements, as described in Section I.F. above. CEAs are authorized through the process detailed in Attachment 1. The Town will review CEA applications on a case-by-case basis and is not obligated or bound to enter into a CEA.

A property owner or a property owner and developer entering into a Credit Enhancement Agreement cannot receive benefit from both a CEA and another Town financial incentive on the same incremental value of the property. For projects within an Enterprise Zone, the property owner or property owner and developer will contractually agree not to take the Enterprise Zone reduced assessed value benefit for any phase of the project benefitting from a CEA. This also applies to any other Town provided financial incentives. The creation and approval of a TIF District Master Plan shall not relieve any property owner or developer from responsibility for complying with any other regulatory and/or permitting requirements which may be necessary as part of such project.

Other forms of incentives which the Town is legally authorized to enter into, such as fixed assessment agreements and tax abatements, will be considered on a case by case basis.

D. Sources of Revenues

The primary source of revenue to implement the District Master Plan will be the incremental revenues generated by the collection of property tax payments on parcels located within the TIF District. Other sources of revenues that may be used to fund projects and programs in Table 2 include, but are not limited to, state and federal grants. TIF will only be applicable to the Town of Groton mill rate, and excludes any special assessments or taxing districts including: sewer, fire and other special assessments.

E. Estimates of Increases in Assessed Values and Associated Incremental Revenues in District

Annual estimated, projected assessed value of taxable real property, associated annual estimated, projected tax revenues, the value and associated revenues above the OAV, annual percentage of incremental (percent of the amount above OAV) valuation of taxable real property to be captured (dedicated for specified TIF District purposes) and percent to be sent to the General Fund for all parcels within the district are detailed in Exhibit C.

F. Captured Assessed Value & Resulting Tax Increments

Real property tax revenues from in the Captured Assessed Value in the TIF District will be applied to the District Master Plan. Any tax revenues not applied to the District Master Plan will be deposited to the Town's General Fund. Throughout the term of the TIF District, the Increased Assessed Value shall always be calculated based on the Original Assessed Value that was calculated at the time the TIF District was created. Decreases in the Increased Assessed Value shall not obligate the Town to make up any shortfalls in TIF Revenues.

III. Statutory Requirements for Approval Process

The Town has complied with the statutory requirements for approval of this TIF District Master Plan, including:

Notice of Public Hearing

A Notice of Public Hearing was published in a newspaper of general circulation in the Town on a date at least 10 days prior to the public hearing and a public hearing on this TIF District Master Plan was held in accordance with the requirements of the TIF Act.

The Notice of Public Hearing and the publication name and date are attached as Exhibit D.

Minutes of Public Hearing

Minutes of the public hearing, during which this TIF District Master Plan was discussed by the public, are attached as Exhibit E.

Written Advisory Opinion from Planning Commission

Attached as Exhibit F is a copy of the letter transmitting the TIF District Master Plan to the Planning Commission and the written advisory opinion from the Planning Commission that includes a determination on whether the TIF District Master Plan is consistent with the Plan of Conservation and Development of the municipality.

Town Legislative Action

Attached as Exhibit G is a copy of the Agenda and Minutes of the legislative body meeting approving this TIF District Master Plan, duly called and held on a date at least ninety days beyond the date of the letter transmitting the District Master Plan to the Planning Commission.

IV. Operational and Maintenance Plan

A. Plan of Operation

After approval by the Town Council, the TIF District Master Plan shall become effective at a date set by the Town Council.

Upon approval of the Plan, the TIF Advisory Committee shall be charged with advising and guiding Town staff on the implementation of the Plan including making recommendations on the priority order of projects to be funded.

Any agreements with developers, property owners, or businesses involving the TIF District or TIF Revenues, such as Credit Enhancement Agreements or Fixed Assessment Agreements, shall be reviewed and approved by the Town Council following review and recommendations from Staff, and the TIF

Advisory Committee. The Town will review CEA applications on a case-by-case basis and is not obligated or bound to enter into a CEA.

Upon review and comment of the Town Manager, TIF Advisory Committee, and the Representative Town Committee and approval of the Town Council, the Town may at any time transfer funds from any account within the District Master Plan Fund that are in excess of funds needed to meet the obligations of any approved debt service, CEA's or other obligations approved as part of the District Master Plan to the general fund.

B. Annual Reporting

The TIF Advisory Committee shall annually report to the Town Council on the status and performance of the TIF District, and the Town Council shall review the TIF District Master Plan annually. This shall include but not be limited to annual information on:

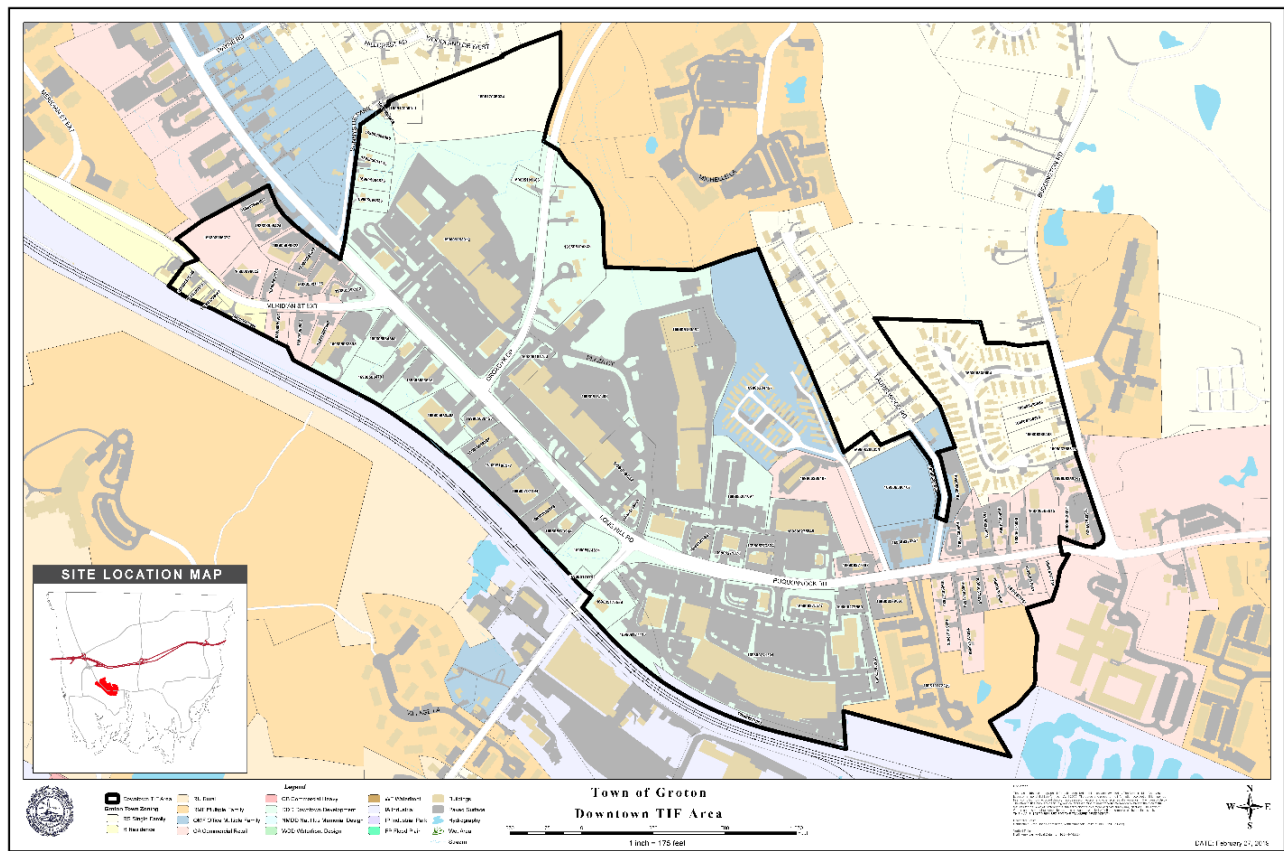
- Narrative description of public and private property improvements (new development, redevelopment, infrastructure) made to date
- Incremental property value to date above the Original Assessed Value and associated revenues
- Jobs created and retained through any credit enhancement agreements or other direct developer or business benefits related to the TIF District
- New private investment within the TIF District
- Any other public and private benefits resulting from the TIF District

The Town, as required by the TIF Act, will include in its annual audit all accounts and funds established under the District Master Plan.

Exhibit A: TIF District Maps and Parcel Identification

The Town has selected a portion of the Town that is generally known as Downtown Groton designation as a Tax Increment Financing District. The District includes 145.05 acres located along both sides of Route 1 from Buddington Road east to Sunnyside Park. It is bounded on the south by the Amtrak rail line and on the north the boundary generally follows the Downtown Development (DDD) and Office Multiple Family (OMF) zone lines. The exact boundaries of the district are shown on the maps below. The area within the district represents a combination of both public and private structures and land and a variety of uses including residential, retail, and office. The area within this district is integral to the vitality of the Town's economy. All of the area is currently included in the Town's Airport Zone and some portions are included in the Town's Enterprise Zone.

Map of the Downtown Groton TIF District



Parcels in the TIF District

Please see the table on the following pages.

DOWNTOWN GROTON TIF DISTRICT, 2018 GRAND LIST ASSESSMENTS

ID	Property Location	Acres	Gross Assessment, Taxable	Gross Assessment, Tax Exempt
168808989955	699 MERIDIAN ST EXT	0.395	\$82,250	--
168808995126	657 MERIDIAN ST EXT	0.315	\$86,100	--
168808995191	665 MERIDIAN ST EXT	0.14	\$43,820	--
168808996047	669 MERIDIAN ST EXT	0.14	\$47,810	--
168808996377	0 MERIDIAN ST EXT	1.55	\$142,310	--
168808997090	689 MERIDIAN ST EXT	0.435	\$145,740	--
168808998221	670 MERIDIAN ST EXT	0.95	\$240,730	--
168808998564	587 LONG HILL RD	0.46	\$454,090	--
168808999156	694 MERIDIAN ST EXT	0.405	\$34,580	--
168808999424	597 LONG HILL RD	0.62	\$653,870	--
169805080982	715 MERIDIAN ST EXT	0.605	\$16,940	--
169805081980	729 MERIDIAN ST EXT	0.54	\$178,290	--
169805082895	739 MERIDIAN ST EXT	1.36	\$434,630	--
169805084781	681 LONG HILL RD	1.42	\$578,970	--
169805084888	671 LONG HILL RD	0.9	\$229,530	--
169805086635	687 LONG HILL RD	1.23	\$949,130	--
169805088408	721 LONG HILL RD	1.78	\$801,920	--
169805089367	743 LONG HILL RD	0.61	\$380,520	--
169805089458	731 LONG HILL RD	0.37	\$379,960	--
169805090323	609 LONG HILL RD	0.64	\$412,650	--
169805091135	625 LONG HILL RD	1.03	\$760,900	--
169805091218	611 LONG HILL RD	0.35	\$245,770	--
169805093102	627 LONG HILL RD	0.39	\$482,510	--
169805094525	30 SUNNYSIDE PK	0.445	\$112,840	--
169805094636	32 SUNNYSIDE PK	0.405	\$80,290	--
169805094745	36 SUNNYSIDE PK	0.375	\$145,880	--
169805094868	42 SUNNYSIDE PK	0.661	\$91,490	--
169805095908	76 SUNNYSIDE PK	0.05	\$280	--
169805098372	646 LONG HILL RD	12.95	\$10,314,150	--
169805173944	799 LONG HILL RD	0.63	\$625,520	--
169805175589	873 POQUONNOCK RD	0.91	\$327,040	--
169805180277	757 LONG HILL RD	1.11	\$1,221,990	--
169805181194	771 LONG HILL RD	1.1	\$459,760	--
169805181753	738 LONG HILL RD	1.05	\$949,130	--
169805182073	785 LONG HILL RD	0.53	\$585,060	--
169805186095	816 LONG HILL RD	0.41	\$533,610	--

DOWNTOWN GROTON TIF DISTRICT, 2018 GRAND LIST ASSESSMENTS

ID	Property Location	Acres	Gross Assessment, Taxable	Gross Assessment, Tax Exempt
169805186252	786 LONG HILL RD	2.74	\$760,270	--
169805187608	740 LONG HILL RD	18.1	\$6,812,400	--
169805189982	100 PLAZA CT	0.82	\$460,390	--
169805191686	109 DROZDYK DR	0.27	\$93,520	--
169805194323	54 DROZDYK DR	4.214	\$253,610	--
169805270848	928 POQUONNOCK RD	0.39	\$169,050	--
169805271876	944 POQUONNOCK RD	0.67	\$345,940	--
169805273824	958 POQUONNOCK RD	1.14	\$327,740	--
169805281097	904 POQUONNOCK RD	3.6	\$3,381,840	--
169805284457	1042 POQUONNOCK RD	9.4	\$920,780	--
169806275577	985 POQUONNOCK RD	0.98	\$1,052,520	--
169806275848	970 POQUONNOCK RD	2.71	\$1,806,910	--
169806277569	1023 POQUONNOCK RD	0.345	\$173,250	--
169806277797	1004 POQUONNOCK RD	0.47	\$546,210	--
169806279660	1041 POQUONNOCK RD	0.73	\$535,150	--
169806286107	1010 POQUONNOCK RD	2.33	\$339,430	--
169806288354	71 LAURELWOOD RD	0.525	\$134,610	--
169806370857	1028 POQUONNOCK RD	1.14	\$979,720	--
169806372623	1043 POQUONNOCK RD	0.12	\$143,430	--
169806373623	1057 POQUONNOCK RD	0.31	\$246,890	--
169806373695	1065 POQUONNOCK RD	0.35	\$166,530	--
169806373902	1064 POQUONNOCK RD	0.46	\$890,120	--
169806374686	1071 POQUONNOCK RD	0.485	\$110,950	--
169806374916	1066 POQUONNOCK RD	0.48	\$192,220	--
169806374999	1078 POQUONNOCK RD	0.545	\$73,080	--
169806375751	1085 POQUONNOCK RD	0.405	\$92,750	--
169806375989	1084 POQUONNOCK RD	0.545	\$46,200	--
169806376741	1091 POQUONNOCK RD	0.42	\$308,700	--
169806377744	1099 POQUONNOCK RD	0.42	\$94,570	--
169806382188	36 LAURELWOOD RD	0.67	\$226,520	--
169806383694	91 BUDDINGTON RD	9.26	\$1,155,840	--
169806386493	59 BUDDINGTON RD	0.689	\$36,750	--
169806386566	75 BUDDINGTON RD	0.43	\$84,000	--
169806386570	69 BUDDINGTON RD	0.42	\$49,070	--
169806387015	1100 POQUONNOCK RD	1.18	\$360,570	--
169806388021	1110 POQUONNOCK RD	0.375	\$105,630	--

DOWNTOWN GROTON TIF DISTRICT, 2018 GRAND LIST ASSESSMENTS				
ID	Property Location	Acres	Gross Assessment, Taxable	Gross Assessment, Tax Exempt
169806388251	33 BUDDINGTON RD	0.56	\$115,150	--
169806388315	51 BUDDINGTON RD	0.25	\$82,460	--
169806389020	11 BUDDINGTON RD	0.63	\$294,000	--
169809177416	0 POQUONNOCK RD	1.218	\$20,510	--
169809271067	0 POQUONNOCK RD	1.038	\$9,240	--
169809271391	927 POQUONNOCK RD	14.09	\$4,932,480	--
169810278369	0 POQUONNOCK RD	0.76	\$20,580	--
169810372225	1039 POQUONNOCK RD	9.3	\$6,389,740	--
169810372446	1047 POQUONNOCK RD	0.475	\$85,890	--
169810373465	1049 POQUONNOCK RD	0.855	\$141,470	--
169917006011	86 SUNNYSIDE PK	0.515	\$118,860	--
169917009034	0 DROZDYK DR	5.73	\$41,230	--
169805284457 M001	1042 POQUONNOCK RD	0	\$14,700	--
169805284457 M003	1042 POQUONNOCK RD	0	\$7,280	--
169805284457 M004	1042 POQUONNOCK RD	0	\$15,680	--
169805284457 M005	1042 POQUONNOCK RD	0	\$7,910	--
169805284457 M006	1042 POQUONNOCK RD	0	\$12,180	--
169805284457 M010	1042 POQUONNOCK RD	0	\$6,300	--
169805284457 M011	1042 POQUONNOCK RD	0	\$4,550	--
169805284457 M012	1042 POQUONNOCK RD	0	\$13,230	--
169805284457 M013	1042 POQUONNOCK RD	0	\$8,890	--
169805284457 M014	1042 POQUONNOCK RD	0	\$5,180	--
169805284457 M015	1042 POQUONNOCK RD	0	\$10,290	--
169805284457 M016	1042 POQUONNOCK RD	0	\$4,340	--
169805284457 M017	1042 POQUONNOCK RD	0	\$6,580	--
169805284457 M018	1042 POQUONNOCK RD	0	\$17,430	--
169805284457 M019	1042 POQUONNOCK RD	0	\$8,260	--
169805284457 M020	1042 POQUONNOCK RD	0	\$10,360	--
169805284457 M021	1042 POQUONNOCK RD	0	\$10,220	--
169805284457 M022	1042 POQUONNOCK RD	0	\$7,210	--
169805284457 M023	1042 POQUONNOCK RD	0	\$7,770	--
169805284457 M024	1042 POQUONNOCK RD	0	\$12,040	--
169805284457 M025	1042 POQUONNOCK RD	0	\$12,250	--
169805284457 M026	1042 POQUONNOCK RD	0	\$6,440	--
169805284457 M027	1042 POQUONNOCK RD	0	\$11,270	--
169805284457 M028	1042 POQUONNOCK RD	0	\$4,410	--

DOWNTOWN GROTON TIF DISTRICT, 2018 GRAND LIST ASSESSMENTS				
ID	Property Location	Acres	Gross Assessment, Taxable	Gross Assessment, Tax Exempt
169805284457 M029	1042 POQUONNOCK RD	0	\$5,670	--
169805284457 M030	1042 POQUONNOCK RD	0	\$16,030	--
169805284457 M031	1042 POQUONNOCK RD	0	\$6,160	--
169805284457 M032	1042 POQUONNOCK RD	0	\$9,170	--
169805284457 M034	1042 POQUONNOCK RD	0	\$5,530	--
169805284457 M035	1042 POQUONNOCK RD	0	\$11,060	--
169805284457 M036	1042 POQUONNOCK RD	0	\$10,990	--
169805284457 M037	1042 POQUONNOCK RD	0	\$12,740	--
169805284457 M038	1042 POQUONNOCK RD	0	\$27,230	--
169805284457 M039	1042 POQUONNOCK RD	0	\$24,360	--
169805284457 M040	1042 POQUONNOCK RD	0	\$6,230	--
169805284457 M041	1042 POQUONNOCK RD	0	\$5,320	--
169805284457 M042	1042 POQUONNOCK RD	0	\$7,700	--
169805284457 M043	1042 POQUONNOCK RD	0	\$12,110	--
169805284457 M044	1042 POQUONNOCK RD	0	\$13,720	--
169805284457 M045	1042 POQUONNOCK RD	0	\$5,810	--
169805284457 M047	1042 POQUONNOCK RD	0	\$11,970	--
169805284457 M048	1042 POQUONNOCK RD	0	\$13,370	--
169805284457 M049	1042 POQUONNOCK RD	0	\$13,930	--
169805284457 M050	1042 POQUONNOCK RD	0	\$29,400	--
169805284457 M053	1042 POQUONNOCK RD	0	\$13,930	--
169805284457 M054	1042 POQUONNOCK RD	0	\$9,800	--
169805284457 M055	1042 POQUONNOCK RD	0	\$9,240	--
169805284457 M059	1042 POQUONNOCK RD	0	\$6,370	--
169805284457 M060	1042 POQUONNOCK RD	0	\$15,050	--
169805284457 M061	1042 POQUONNOCK RD	0	\$21,350	--
169805284457 M101	1042 POQUONNOCK RD	0	\$8,470	--
169805284457 M131	1042 POQUONNOCK RD	0	\$18,620	--
169805284457 M231	1042 POQUONNOCK RD	0	\$12,950	--
169806383694 M001	91 BUDDINGTON RD	0	\$49,630	--
169806383694 M002	91 BUDDINGTON RD	0	\$31,990	--
169806383694 M003	91 BUDDINGTON RD	0	\$27,370	--
169806383694 M004	91 BUDDINGTON RD	0	\$21,420	--
169806383694 M005	91 BUDDINGTON RD	0	\$17,780	--
169806383694 M006	91 BUDDINGTON RD	0	\$20,440	--
169806383694 M007	91 BUDDINGTON RD	0	\$14,980	--

DOWNTOWN GROTON TIF DISTRICT, 2018 GRAND LIST ASSESSMENTS

ID	Property Location	Acres	Gross Assessment, Taxable	Gross Assessment, Tax Exempt
169806383694 M008	91 BUDDINGTON RD	0	\$21,210	--
169806383694 M009	91 BUDDINGTON RD	0	\$22,610	--
169806383694 M010	91 BUDDINGTON RD	0	\$35,700	--
169806383694 M011	91 BUDDINGTON RD	0	\$18,900	--
169806383694 M012	91 BUDDINGTON RD	0	\$18,480	--
169806383694 M013	91 BUDDINGTON RD	0	\$21,770	--
169806383694 M014	91 BUDDINGTON RD	0	\$20,300	--
169806383694 M015	91 BUDDINGTON RD	0	\$25,060	--
169806383694 M016	91 BUDDINGTON RD	0	\$24,430	--
169806383694 M017	91 BUDDINGTON RD	0	\$16,800	--
169806383694 M018	91 BUDDINGTON RD	0	\$22,050	--
169806383694 M019	91 BUDDINGTON RD	0	\$41,370	--
169806383694 M020	91 BUDDINGTON RD	0	\$23,170	--
169806383694 M021	91 BUDDINGTON RD	0	\$18,900	--
169806383694 M022	91 BUDDINGTON RD	0	\$19,110	--
169806383694 M023	91 BUDDINGTON RD	0	\$17,570	--
169806383694 M024	91 BUDDINGTON RD	0	\$14,770	--
169806383694 M025	91 BUDDINGTON RD	0	\$15,260	--
169806383694 M026	91 BUDDINGTON RD	0	\$39,340	--
169806383694 M027	91 BUDDINGTON RD	0	\$17,920	--
169806383694 M028	91 BUDDINGTON RD	0	\$25,060	--
169806383694 M029	91 BUDDINGTON RD	0	\$38,920	--
169806383694 M030	91 BUDDINGTON RD	0	\$33,670	--
169806383694 M031	91 BUDDINGTON RD	0	\$22,540	--
169806383694 M033	91 BUDDINGTON RD	0	\$37,240	--
169806383694 M035	91 BUDDINGTON RD	0	\$39,480	--
169806383694 M037	91 BUDDINGTON RD	0	\$20,580	--
169806383694 M039	91 BUDDINGTON RD	0	\$23,590	--
169806383694 M041	91 BUDDINGTON RD	0	\$19,320	--
169806383694 M043	91 BUDDINGTON RD	0	\$22,190	--
169806383694 M045	91 BUDDINGTON RD	0	\$20,370	--
169806383694 M047	91 BUDDINGTON RD	0	\$16,800	--
169806383694 M049	91 BUDDINGTON RD	0	\$20,650	--
169806383694 M051	91 BUDDINGTON RD	0	\$30,660	--
169806383694 M053	91 BUDDINGTON RD	0	\$12,600	--
169806383694 M101	91 BUDDINGTON RD	0	\$9,240	--

DOWNTOWN GROTON TIF DISTRICT, 2018 GRAND LIST ASSESSMENTS				
ID	Property Location	Acres	Gross Assessment, Taxable	Gross Assessment, Tax Exempt
169806383694 M102	91 BUDDINGTON RD	0	\$12,530	--
169806383694 M103	91 BUDDINGTON RD	0	\$60,970	--
169806383694 M104	91 BUDDINGTON RD	0	\$0	--
169806383694 M105	91 BUDDINGTON RD	0	\$18,340	--
169806383694 M106	91 BUDDINGTON RD	0	\$19,390	--
169806383694 M107	91 BUDDINGTON RD	0	\$44,520	--
169806383694 M108	91 BUDDINGTON RD	0	\$24,010	--
169806383694 M109	91 BUDDINGTON RD	0	\$39,130	--
169806383694 M110	91 BUDDINGTON RD	0	\$57,890	--
169806383694 M111	91 BUDDINGTON RD	0	\$35,420	--
169806383694 M112	91 BUDDINGTON RD	0	\$29,400	--
169806383694 M113	91 BUDDINGTON RD	0	\$44,170	--
169806383694 M114	91 BUDDINGTON RD	0	\$45,080	--
169806383694 M115	91 BUDDINGTON RD	0	\$46,340	--
169806386493 M001	59 BUDDINGTON RD	0	\$34,510	--
169809271391 0005	915 POQUONNOCK RD	0	\$2,944,620	--
169809271391 S004	995 POQUONNOCK RD	0	\$4,970,000	--
169809271391 S002	971 POQUONNOCK RD	0	\$390,460	--
169809271391 S003	1003 POQUONNOCK RD	0	\$508,130	--
169805174762 E	880 POQUONNOCK RD	0.14	\$0	\$12,250
169805174874 E	0 POQUONNOCK RD	1.14	\$0	\$239,400
169806380107 E	0 POQUONNOCK RD	2.755	\$0	\$205,590
169806381089 E	0 LAURELWOOD RD	0.185	\$0	\$12,000
TOTALS		145.04	\$69,904,030	\$469,240
TOTAL TAXABLE GROSS ASSESSMENT, PARCELS IN THE TIF DISTRICT			\$69,904,030	
2018 GROSS REAL ESTATE GRAND LIST			\$3,251,777,985	
TAXABLE ASSESSED VALUES IN TIF DISTRICT AS A % OF 2018 GRAND LIST			2.15%	

Exhibit B: Assessor's Certificate of Original Assessed Value

ASSESSOR'S CERTIFICATE TAX INCREMENT FINANCING DISTRICT CGS 7-339ee (B) and CGS 7-339gg (b)

In accordance with Sections 7-339ee (B) and 7-339gg (b) of the Connecticut General Statutes, I hereby certify that the total amount of gross taxable assessment of properties located in the Tax Increment Finance District, known as Downtown Groton TIF District as established by a vote of the Groton Town Council on [date] does not exceed ten per cent of the total value of gross taxable real property on the Grand List of the Town of Groton as of October 1, 2018. As of the date of this certificate, the Downtown Groton TIF District [is/ is not] the sole Tax Increment Finance District within the Town of Groton.

The total gross taxable assessment for all real property located in the Downtown Groton TIF District as of the Grand List of October 1, 2018 equals \$69,904,030, which is equal to 2.14% of the total gross taxable assessment of all real property within the Town of Groton as of the Grand List of October 1, 2018.

Mary D Gardner, CCMA II
Assessor
[date]

Exhibit C: Estimates of Increases in Assessed Values and Associated Incremental Revenues in District

Please see the following pages for tables.

Tax Increment Financing Assessment Increase Scenarios - Downtown Groton TIF District

	1% Scenario			2% Scenario		
TIF Year	Assessed Value	Change	Cumulative Value Added	Assessed Value	Change	Cumulative Value Added
Pre-TIF*	\$ 69,904,030	\$ -	\$ -	\$ 69,904,030	\$ -	\$ -
1	\$ 70,603,070	\$ 699,040	\$ 699,040	\$ 71,302,111	\$ 1,398,081	\$ 1,398,081
2	\$ 71,309,101	\$ 706,031	\$ 1,405,071	\$ 72,728,153	\$ 1,426,042	\$ 2,824,123
3	\$ 72,022,192	\$ 713,091	\$ 2,118,162	\$ 74,182,716	\$ 1,454,563	\$ 4,278,686
4	\$ 72,742,414	\$ 720,222	\$ 2,838,384	\$ 75,666,370	\$ 1,483,654	\$ 5,762,340
5	\$ 73,469,838	\$ 727,424	\$ 3,565,808	\$ 77,179,698	\$ 1,513,327	\$ 7,275,668
6	\$ 74,204,536	\$ 734,698	\$ 4,300,506	\$ 78,723,292	\$ 1,543,594	\$ 8,819,262
7	\$ 74,946,582	\$ 742,045	\$ 5,042,552	\$ 80,297,757	\$ 1,574,466	\$ 10,393,727
8	\$ 75,696,048	\$ 749,466	\$ 5,792,018	\$ 81,903,713	\$ 1,605,955	\$ 11,999,683
9	\$ 76,453,008	\$ 756,960	\$ 6,548,978	\$ 83,541,787	\$ 1,638,074	\$ 13,637,757
10	\$ 77,217,538	\$ 764,530	\$ 7,313,508	\$ 85,212,623	\$ 1,670,836	\$ 15,308,593
11	\$ 77,989,714	\$ 772,175	\$ 8,085,684	\$ 86,916,875	\$ 1,704,252	\$ 17,012,845
12	\$ 78,769,611	\$ 779,897	\$ 8,865,581	\$ 88,655,212	\$ 1,738,337	\$ 18,751,182
13	\$ 79,557,307	\$ 787,696	\$ 9,653,277	\$ 90,428,317	\$ 1,773,104	\$ 20,524,287
14	\$ 80,352,880	\$ 795,573	\$10,448,850	\$ 92,236,883	\$ 1,808,566	\$ 22,332,853
15	\$ 81,156,409	\$ 803,529	\$11,252,379	\$ 94,081,621	\$ 1,844,738	\$ 24,177,591
16	\$ 81,967,973	\$ 811,564	\$12,063,943	\$ 95,963,253	\$ 1,881,632	\$ 26,059,223
17	\$ 82,787,652	\$ 819,680	\$12,883,622	\$ 97,882,518	\$ 1,919,265	\$ 27,978,488
18	\$ 83,615,529	\$ 827,877	\$13,711,499	\$ 99,840,169	\$ 1,957,650	\$ 29,936,139
19	\$ 84,451,684	\$ 836,155	\$14,547,654	\$ 101,836,972	\$ 1,996,803	\$ 31,932,942
20	\$ 85,296,201	\$ 844,517	\$15,392,171	\$ 103,873,711	\$ 2,036,739	\$ 33,969,681
21	\$ 86,149,163	\$ 852,962	\$16,245,133	\$ 105,951,186	\$ 2,077,474	\$ 36,047,156
22	\$ 87,010,655	\$ 861,492	\$17,106,625	\$ 108,070,209	\$ 2,119,024	\$ 38,166,179
23	\$ 87,880,761	\$ 870,107	\$17,976,731	\$ 110,231,613	\$ 2,161,404	\$ 40,327,583
24	\$ 88,759,569	\$ 878,808	\$18,855,539	\$ 112,436,246	\$ 2,204,632	\$ 42,532,216
25	\$ 89,647,165	\$ 887,596	\$19,743,135	\$ 114,684,971	\$ 2,248,725	\$ 44,780,941
26	\$ 90,543,636	\$ 896,472	\$20,639,606	\$ 116,978,670	\$ 2,293,699	\$ 47,074,640
27	\$ 91,449,073	\$ 905,436	\$21,545,043	\$ 119,318,243	\$ 2,339,573	\$ 49,414,213
28	\$ 92,363,563	\$ 914,491	\$22,459,533	\$ 121,704,608	\$ 2,386,365	\$ 51,800,578
29	\$ 93,287,199	\$ 923,636	\$23,383,169	\$ 124,138,701	\$ 2,434,092	\$ 54,234,671
30	\$ 94,220,071	\$ 932,872	\$24,316,041	\$ 126,621,475	\$ 2,482,774	\$ 56,717,445
30-year Total		\$ 24,316,041			\$ 56,717,445	

Assumptions:

*Original Assessed Value (OAV) as of October 1, 2018 Grand List

- 30-year TIF term

- 1.0% and 2.0% annual valuation increase projections are for planning purposes

Tax Increment Financing Revenue Scenarios - Downtown Groton TIF District, with 50% Capture

TIF Year	Mill Rate	1% Scenario		2% Scenario	
		Cumulative Value Added	Incremental Tax Revenue for TIF Purposes (50% Capture)	Cumulative Value Added	Incremental Tax Revenue for TIF Purposes (50% Capture)
Pre-TIF*	24.17	\$ -	\$ -	\$ -	\$ -
1	24.17	\$ 699,040	\$ 8,448	\$ 1,398,081	\$ 16,896
2	24.17	\$ 1,405,071	\$ 16,980	\$ 2,824,123	\$ 34,130
3	24.17	\$ 2,118,162	\$ 25,598	\$ 4,278,686	\$ 51,708
4	24.17	\$ 2,838,384	\$ 34,302	\$ 5,762,340	\$ 69,638
5	24.17	\$ 3,565,808	\$ 43,093	\$ 7,275,668	\$ 87,926
6	24.17	\$ 4,300,506	\$ 51,972	\$ 8,819,262	\$ 106,581
7	24.17	\$ 5,042,552	\$ 60,939	\$ 10,393,727	\$ 125,608
8	24.17	\$ 5,792,018	\$ 69,997	\$ 11,999,683	\$ 145,016
9	24.17	\$ 6,548,978	\$ 79,144	\$ 13,637,757	\$ 164,812
10	24.17	\$ 7,313,508	\$ 88,384	\$ 15,308,593	\$ 185,004
11	24.17	\$ 8,085,684	\$ 97,715	\$ 17,012,845	\$ 205,600
12	24.17	\$ 8,865,581	\$ 107,141	\$ 18,751,182	\$ 226,608
13	24.17	\$ 9,653,277	\$ 116,660	\$ 20,524,287	\$ 248,036
14	24.17	\$ 10,448,850	\$ 126,274	\$ 22,332,853	\$ 269,893
15	24.17	\$ 11,252,379	\$ 135,985	\$ 24,177,591	\$ 292,186
16	24.17	\$ 12,063,943	\$ 145,793	\$ 26,059,223	\$ 314,926
17	24.17	\$ 12,883,622	\$ 155,699	\$ 27,978,488	\$ 338,120
18	24.17	\$ 13,711,499	\$ 165,703	\$ 29,936,139	\$ 361,778
19	24.17	\$ 14,547,654	\$ 175,808	\$ 31,932,942	\$ 385,910
20	24.17	\$ 15,392,171	\$ 186,014	\$ 33,969,681	\$ 410,524
21	24.17	\$ 16,245,133	\$ 196,322	\$ 36,047,156	\$ 435,630
22	24.17	\$ 17,106,625	\$ 206,734	\$ 38,166,179	\$ 461,238
23	24.17	\$ 17,976,731	\$ 217,249	\$ 40,327,583	\$ 487,359
24	24.17	\$ 18,855,539	\$ 227,869	\$ 42,532,216	\$ 514,002
25	24.17	\$ 19,743,135	\$ 238,596	\$ 44,780,941	\$ 541,178
26	24.17	\$ 20,639,606	\$ 249,430	\$ 47,074,640	\$ 568,897
27	24.17	\$ 21,545,043	\$ 260,372	\$ 49,414,213	\$ 597,171
28	24.17	\$ 22,459,533	\$ 271,423	\$ 51,800,578	\$ 626,010
29	24.17	\$ 23,383,169	\$ 282,586	\$ 54,234,671	\$ 655,426
30	24.17	\$ 24,316,041	\$ 293,859	\$ 56,717,445	\$ 685,430
30-year Total			\$ 4,336,089		\$ 9,613,240
30-year Total (NPV @ 3%)			\$ 2,343,362		\$ 5,151,863

Assumptions:

*Pre-TIF mill rate for October 1, 2018 Grand List

- 30 year TIF term
- 0.0% mill rate escalator used for planning purposes
- 1.0% and 2.0% annual assessment increase projections are for planning purposes
- Net Present Value (NPV) calculated using 3% discount rate

Exhibit D: Notice of Public Hearing

PUBLISHER'S CERTIFICATE

State of Connecticut
County of New London, ss. New London

Personally appeared before the undersigned, a Notary Public within and for said County and State, Michelle Ruocco, Legal Advertising Clerk, of The Day Publishing Company Classifieds dept, a newspaper published at New London, County of New London, state of Connecticut who being duly sworn, states on oath, that the Order of Notice in the case of

28532 PUBLIC HEARING NOTICE TOWN OF GROTON July 2, 2019 The

A true copy of which is hereunto annexed, was published in said newspaper in its issue(s) of

06/21/2019

Cust: GROTON TOWN/TOWN CLERK/PI
Ad #: d00830344

Michelle Ruocco

Subscribed and sworn to before me

This Friday, June 21, 2019

Maryelle Johnson
5/31/21

Notary Public

My commission expires _____

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Betsy Moskowsky
TOWN CLERK GROTON, CT



Exhibit E: Minutes of Public Hearing

Exhibit F: Written Advisory Opinion from Planning Commission

MEMORANDUM

TO: Town Council
FROM:  Planning Commission
DATE: June 21, 2019
SUBJECT: Referral Under CGS 8-24: Downtown TIF District Master Plan

At its meeting on June 11, 2019, the Planning Commission reviewed the above referenced referral and made the following motion:

MOTION: The Planning Commission recognizes that Tax Increment Financing (TIF) is a tool that can be used to implement a number of recommendations of the 2016 Plan of Conservation and Development (POCD). The Commission finds the Downtown TIF District Master Plan, as developed per Chapter 105b of the CGS, is consistent with the 2016 Plan of Conservation and Development as it promotes community character, encourages sustainable land use development, and provides a tool for development that is consistent with the following recommendations:

- Provide incentives to encourage mixed-use developments and higher housing densities in the Nodes and Special Focus Areas where support services, infrastructure, or transit are located. (POCD Recommendation 3-16)
- Update the Downtown Groton Plan and engage with stakeholders to adjust or expand the plan for current and future investment opportunities and to create a viable mixed-use downtown. (POCD Recommendation 3-26)

The Planning Commission recognizes that a large project that will require TIF funding may not present itself for a number of years. However, there are projects that the town should pursue using TIF or other available funds to plan for orderly development within the Downtown Groton TIF District. The Commission recommends, as a priority, that TIF funding be used to develop a Route 1 corridor/downtown master plan with the following priorities:

- identify areas where public spaces (such as plazas where the public can informally gather and programmed activities can happen to create a “sense of place”) should be located within the district and establish design components when developed.
- identify improvements along Route 1 that provides safe and free-flowing pedestrian and bicycle access along and across the road
- identify vehicle and pedestrian circulation patterns through and connecting the larger properties in the TIF district
- identify Route 1 streetscape improvements and establish design components for use on private properties when developed
- identify public transportation opportunities and locations, including a rail station

Motion made by Pritchard, seconded by Zod, so voted unanimously.

DGJ:klh

Exhibit G: Town Legislative Action

Item 1: Town Council Referral Memorandum

MEMORANDUM

TO: John Burt, Town Manager
FROM: Jonathan J. Reiner, Director of Planning and Development
DATE: July 2, 2019

SUBJECT: Tax Increment Financing (TIF) Route 1/Downtown Groton TIF public hearing and approval

ISSUE

The Town of Groton held a public hearing on the Downtown/Route 1 Groton Tax Increment Financing (TIF) District Master Plan on July 2, 2019. After the close of the public hearing, the Town Council has the opportunity to discuss the plan and any public hearing testimony prior to a vote on the adoption of the TIF District and the TIF District Master Plan.

BACKGROUND

TIF is used to invest in economic development by allowing some or all of public and/or private costs associated with a development to be financed over time by increases in the property tax revenues that are generated by the new development. TIF programs do not impact existing taxes paid to the town and only apply to an increment of new taxes if and when new development is completed. A TIF policy which outlines the process of planning for, reviewing, approving and implementing TIF Districts was adopted by the Town Council on March 6, 2018 (TIF Policy attached).

Town staff, the TIF Advisory Committee and the Town of Groton Economic Development Commission has been working towards the completion of the Downtown/Route 1 Master Plan for over one year (attached). On January 2, 2019, the Groton TIF Advisory Committee voted unanimously to recommend the draft Downtown/Route 1 Groton Tax Increment Financing (TIF) District Master Plan to the Economic Development Commission. On January 3, 2019 the Economic Commission voted unanimously to approve the draft Downtown/Route 1 Groton Tax Increment Financing (TIF) District Master Plan for referral to the Town Council.

Upon determination by the Town Council that the TIF Master Plan satisfies the requirements of the Connecticut General Statutes, as specified in Chapter 105b. Tax Increment Districts (see attached), and that it is in the Town's best interest to adopt, the Town Council submitted the TIF District Master Plan to the Planning Commission. The Planning Commission found that the proposed TIF District Master Plan is consistent with the Plan of Conservation and Development.

At this time, it is requested that the Town Council discuss any changes to the TIF District and Master Plan per any comments discussed at the public hearing, and move the mater to a vote for adoption.

ALTERNATIVES

To recommend a resolution to determination that the TIF Master Plan satisfies the requirements of the Connecticut General Statutes, as specified in Chapter 105b. Tax Increment Districts, and further to adopt said resolution, to adopt the TIF District and to adopt the TIF District Master Plan as amended.

No action.

Item 2: Form of Resolution (draft of July 2, 2019)

RESOLUTION 2019-32 TO ADOPT THE TAX INCREMENT FINANCING DOWNTOWN GROTON TIF DISTRICT MASTER PLAN

WHEREAS, the Town of Groton has completed a town-wide market analysis with a recommendation to research and implement tax increment financing (TIF) in Groton; and

WHEREAS, TIF is used to invest in economic development by allowing some or all of public and/or private costs associated with a development to be financed over time by increases in the property tax revenues that are generated by the new development; and

WHEREAS, the TIF District will contribute to the economic growth and well-being of Groton; and

WHEREAS, the Town of Groton adopted a Tax Increment Financing Policy on March 6, 2018 which outlines the process of planning for, reviewing, approving and implementing TIF districts; and

WHEREAS, the Town Council in accordance with Chapter 105b of the Connecticut General Statutes State referred the Downtown Groton TIF District Master Plan to the Planning Commission more than 90 days prior to the public hearing to determine the Plan's consistency with the Groton Plan of Conservation and Development; and

WHEREAS, the Planning Commission determined the Downtown Groton TIF District Master Plan is consistent with the Groton Plan of Conservation and Development; and

WHEREAS, the Groton TIF Advisory Committee voted to recommend the Downtown Groton TIF District Master Plan to the Economic Development Commission, and

WHEREAS, the Economic Development Commission recommends passing the Downtown Groton TIF District Master Plan; and

WHEREAS, a public hearing was advertised in a paper of general circulation within Groton and was held on July 2, 2019 for said plan and district; and

WHEREAS, the Tax Increment Financing Plan will be a new economic development tool to encourage development and redevelopment in planned targeted areas in Groton; and

WHEREAS, the Town Council determined that the Downtown Groton TIF District area is in need of rehabilitation, and redevelopment work and is suitable for mixed use and downtown development, and

WHEREAS, the original assessed value of the proposed tax increment district plus the originals assessed value of other TIF districts is less than ten percent of the total value of taxable property within Groton as of October 1, 2018, and now therefore be it

RESOLVED, pursuant to Connecticut General Statutes Chapter 105b, Sections 7-339cc through 7-339kk, the Town Council hereby establishes a TIF District consisting of approximately 145.05 acres located along both sides of Poquonnock Road and Long Hill Road (U.S. Route 1) from Buddington Road to west to Sunnyside Park. It is bounded on the south by the Amtrak rail line and the north boundary generally follows the Downtown Development District (DDD) and Office Multifamily (OMF) zone lines, which are specifically depicted in the proposed Downtown Groton Tax Increment Financing District Master Plan map; and

BE IT FURTHER RESOLVED, that the Town Council hereby adopts the Downtown Groton TIF District Master Plan as recommended and amended due to comments received during the public hearing on July 2, 2019; and

BE IT FURTHER RESOLVED, that said District and Plan shall go into effect on July 11, 2019.