



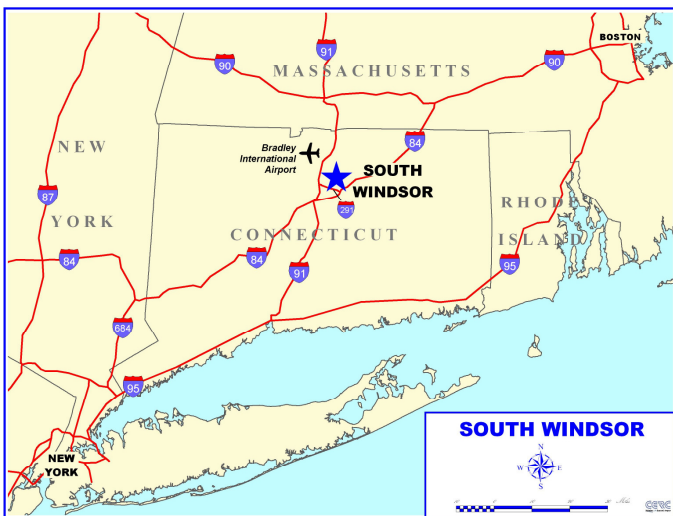
About South Windsor





ABOUT THE TOWN

The Town of South Windsor was founded by English settlers in 1633 as part of Windsor and, in 1845, incorporated as a separate municipality. Throughout much of its history, the Town has been characterized by agriculture, resulting from fertile land and abundant water resources. Today, however, South Windsor affords a blend of gracious residential living, a thriving commercial community and an expanding high-tech industrial base.



Geography

Situated just northeast of Hartford, South Windsor occupies 28.5 square miles bounded to the north by East Windsor and Ellington, Vernon to the east, Manchester and East Hartford to the south, and the Connecticut River to the west.

Town residents can avail themselves of truly exceptional travel and transportation options as South Windsor is approximately equidistant from New York City and Boston, and 20 miles from Springfield, MA. South Windsor is only minutes by

interstate highway from Bradley International Airport. Freight rail lines connect the Town with the entire northeast corridor. A well developed highway network speeds travel to anywhere in the eastern United States and Canada.

Town Organization

South Windsor is organized under the Council-Manager form of government. A nine-member, bipartisan Town Council is elected at large biennially for a two-year term and functions as the primary legislative body. Town statute which mandates that no single political party may hold more than six seats on any sitting Council assures minority representation among the Council membership. The Town Council elects a Mayor and Deputy Mayor from its membership for two-year terms to serve as the Town's chief elected officials.

The Council, in turn, appoints the Town Manager for an indefinite term to serve as the Chief Administrative Officer at the pleasure of the Town Council.

Population

The U.S. Census Bureau estimates South Windsor's total population in 2019 at 26,162 following several decades of strong, yet controlled, growth. Over 50% of the Town's population fall in the prime adult employment age of 25 – 64. The Town's unemployment rate is approximately 3%.

Median Income

The 2019 median household income in South Windsor was estimated at \$97,468. The state of CT was \$76,348. The county was \$62,590. The 2019 Per Capita Income was estimated at \$50,470 for South Windsor, and \$43,056 for CT.

Residential Housing

South Windsor consists of a blend of single family units, planned developments and condominiums, and multifamily units. According to the Connecticut Economic Resource Center the 2019 median sale price of a single-family home in South Windsor is \$281,100 compared to a statewide median sale price of \$270,100. A continuing growth in market values complements the Town's image as a steady, solid community.

Top Ten Taxpayers 2019 Grand List

	NAME	REAL ESTATE	PERSONAL PROPERTY	MOTOR VEHICLE	GRAND TOTAL
1	CT Light & Power (Eversource)	\$2,227,500	\$107,162,030		\$109,389,530
2	Evergreen Walk Lifestyle Center (Shoppes at Evergreen Walk)	\$31,928,600			\$31,928,600
3	Aldi Inc. (Connecticut)	\$23,271,700	\$5,665,844	\$654,620	\$29,592,164
4	Dell Equipment Funding LP		\$17,629,230		\$17,679,230
5	Macy's Retail Holdings	\$11,536,100	\$5,145,050		\$16,681,150
6	Suri Realty LLC	\$13,379,200	\$2,511,520	\$88,970	\$15,979,960
7	Evergreen Crossing Retirement Community	\$14,921,000			\$14,921,000
8	Yankee Gas Services Co		\$14,083,690		\$14,083,690
9	South Windsor Developers	\$13,254,500	\$101,200		\$13,355,700
10	Town Center of South Windsor	\$13,023,700			\$13,023,700

A Sample of South Windsor Economic Development



the main street, The Shops at Evergreen Walk is sure to please.

The Shops at Evergreen Walk offers an outstanding collection of over 60 of the most coveted national specialty retailers and restaurants in the South Windsor and surrounding market. Providing a pedestrian friendly environment, The Shops at Evergreen Walk resembles a traditional New England village. Vehicular access allows convenient parking in front of your favorite store. Whether dining, shopping, or simply strolling down



Site construction is underway on a 420,000 sq. ft. **Home Depot** distribution facility. The facility will make use of the railway system that crosses through South Windsor.



Gateway Development: A Chase Bank and Aldi Grocery Store have already been approved and are under construction. The concept of 50,000 square feet of retail space and three office buildings has been proposed as well.



Set on the shores of the Podunk River in South Windsor, **The Mill on the River** has long been recognized as one of the most scenic restaurants in Connecticut. Offering a picture perfect setting, tempting dishes and friendly staff; The Mill on the River is a "can't miss" dining experience for an evening out, business luncheon or romantic evening. With the Mill's award-winning ambiance, inviting atmosphere and beautiful grounds, it is easy to see why this charming restaurant has consistently been voted "Most Romantic Restaurant in Connecticut".



The Coca-Cola Bottling Company of Northern New England recently built and opened a 220,000 square foot, state-of-the-art distribution center, including office space.



Economic Development Incentive Program

It is the policy of the Town of South Windsor to encourage the development and expansion of quality businesses, especially those of particular types. In an effort to attract these select businesses, the Town may offer applicants temporary tax abatement pursuant to C.G.S. §12-65b or other economic incentives if the Economic Development Commission and the Town Council deem such action to be in the best interest of the Town.

TYPES OF BUSINESS/INDUSTRY TARGETED

The Economic Development Incentive Program will be used to target the following types of quality businesses.

1. Corporate headquarters
2. Corporate satellite offices
3. Campus-style office development
4. Research and development facilities
5. Manufacturing facilities
6. Multi-use facilities

The Town is interested in attracting businesses that will:

1. Generate additional tax revenue through real estate and/or personal property taxes.
2. Provide employment opportunities.
3. Provide high quality goods and services.
4. Improve the aesthetics of the community or a particular area.

In addition to tax abatements the Town is also willing to cooperate in Tax Incremental Financing Options and infrastructure improvements and would also consider the waiver of local permitting fees.

TYPES OF ASSISTANCE AVAILABLE

A. TAX ASSESSMENT REDUCTION UNDER C.G.S. SECTION 12-65b

The assessment of the real property and all improvements thereon to be constructed thereon may be reduced for a period of time and under the conditions set forth in C.G.S. Section 12-65b, as amended. The period of reduced assessment shall commence with the Grand List immediately following the issuance of a final certificate of occupancy for the new construction and the execution of a Tax Assessment Agreement between the applicant and the Town, whichever is later. The assessment of the real property for the period prior to the reduced assessment period shall be determined in the normal course pursuant to State and local laws and ordinances.

APPLICATION REQUIREMENTS AND PROCEDURES

Any applicant who is delinquent in any taxes that are otherwise due to the Town of South Windsor shall be ineligible to enter into any such agreement. Applications may be submitted to the Town Manager prior to formal site plan application to the Planning and Zoning Commission, but no later than final action on the site plan by the Planning and Zoning Commission, unless an extension of time is granted by resolution of the Town Council.

Applications should include where appropriate the following:

1. Letter requesting consideration for Program.
2. Financial information on the Business.
3. Narrative on the Business describing products or services to be produced or provided.
4. Listing of Chief Officers of the Business and a brief description of their background.
5. Schedule for construction.
6. Number of jobs created. Facility employment (total). Facility Payroll (total)
7. Circumstances, which would justify approval of the Tax Assessment reduction.
8. Construction Cost:
 - a. Land Cost, Building Costs.
 - b. Construction Payroll.
 - c. New Furniture and Equipment.
9. Operating Cost:
 - a. Annual Sales by the Facility in the Jurisdiction.
 - b. Annual Facility Purchases of Operating items subject to sales tax.
10. Amount of Facility Purchases from local wholesalers.
11. Amount of Facility Purchases from local service firms.
12. Amount of Facility Purchases from local manufacturers. (include SIC codes)

A committee consisting of the Town Manager, Director of Finance and Tax Assessor shall review the application and make a report to the Town Council. The Town Council shall review the application and request the Economic Development Commission, and (where appropriate) the Redevelopment Agency, to review such report and make their recommendation to the Town Council within forty-five (45) days of receipt of such request. The Town Council's action on the application shall be final and should occur within thirty (30) days of receipt of all reports to the Town Council. If the application is approved, the development or expansion must be completed within two (2) years from the date of Town Council approval or said approval becomes null and void, unless a written extension is approved by the Town Manager or the review committee.

Any Tax Assessment Agreement with the Town shall include the provision that the assessment reduction shall be terminated, and previous tax savings under the agreement shall be refunded to the Town: (1) if the applicant becomes delinquent in any taxes due to the Town or (2) may be terminated at the sole discretion of the Town, if the applicant is in non-compliance with Town regulations.

The Town Council, upon implementation of a Tax Assessment Agreement, requires the company to continue operation in South Windsor, under terms and for a period of time to be determined by the Town Council. In the event of failure to meet these conditions, the company must refund all tax savings under such agreement to the Town of South Windsor.

These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, by resolution of the Town Council only after notification to the Economic Development Commission, Redevelopment Agency (where appropriate) and members of the review committee.

B. ROAD CONSTRUCTION UTILITY EXTENSION AND IMPROVEMENT ASSISTANCE

The Town of South Windsor may contribute to the cost of public roads proposed for construction and/or utilities proposed for extension and/or improvement to serve targeted businesses and industries where its Town Council determines that such actions would be in the best interests of the Town, and subject to availability of funds. The Town and the applicant shall enter into an agreement which shall set forth the terms and conditions based upon the following guidelines.

- ◆ In the case of new road construction, the property on both sides of the new road must be zoned for industrial and/or commercial uses.
- ◆ The new road must, when completed, connect at one end with an existing highway system of the Town. The title to the land on which such road is to be constructed shall be conveyed to the Town by Warranty Deed, for a nominal consideration, upon completion and approval, before any contribution is made by the Town. The plan for such road and associated site developing must have received the appropriate approvals required of any and all existing Town agencies or commissions.
- ◆ Applications for reimbursement shall be limited to public road construction, utility extension and / or improvement of storm water drainage, sanitary sewer, water, and railroad sidings.
- ◆ Water and sewer utilities will only be considered when existing Town utilities, or the ability to contract for them, make it feasible.
- ◆ The applicant's reimbursement shall be based on the difference between the tax revenue collected before improvements and issuance of the Certificate of Occupancy and the tax revenues after such events. The taxes are those attributable to real estate and personal property. (See examples attached hereto)
- ◆ Subject to the foregoing and following conditions, the Town may reimburse the applicant for up to 100% of the costs of eligible public improvements upon receipt and approval of documentation of expenses incurred. The reimbursement period shall extend for a period not to exceed seven (7) years or until 100% of the costs have been reimbursed, whichever comes first. Each installment will not be greater than 100% of the additional tax revenues generated by the improvements for that year. The reimbursement period shall begin once public improvements are completed to the satisfaction of the Town, and when a Certificate of Occupancy is issued for any building(s) benefiting from such improvements. Reimbursement shall be due sixty (60) days after the first tax payment is received from the facilities that generated the increase in the assessment. Payments shall be annual and as specified in the agreement.
- ◆ The Council reserves the right to include in any agreement under the guidelines any additional requirements pertaining to the road construction, utility expansion/improvement or site development.

APPLICATION REQUIREMENTS AND PROCEDURES

The application for Town reimbursement shall be approved prior to construction start up on the project. The applicant shall bear all costs for the planning, engineering, and construction of such facilities.

Any applicant who is delinquent in any taxes that are otherwise due to the Town of South Windsor shall be ineligible to enter into any such agreement with the Town.

Application shall be made to the Town Manager, and shall be in such form and contain such information as prescribed by the Economic Development Commission. Information required shall include, but not be limited to, site plans, itemization of improvements by category, quantity and costs, construction schedules, projected additional employees, identification of any public incentives, financial or otherwise, which are included in the project financing, and a comprehensive business plan. (Our economic development coordinator will assist in preparing the application)

The applicant shall provide documentation, which demonstrates that the Town's sharing in the costs of public improvements is necessary to allow the applicant to develop and sell property at a price, which is competitive in the marketplace. A committee consisting of the Town Manager, Director of Finance, Tax Assessor and the Superintendent of Pollution Control (when appropriate) shall review the application and make a report to the Town Council. The Town Council shall review the application and request the Water Pollution Control Authority, Economic Development Commission and (when appropriate) the Redevelopment Agency to review such report and make their recommendation to the Town Council within forty-five (45) days of receipt of such request. The Town Council's action on the application shall be final and should occur within thirty (30) days of receipt of all reports to the Town Council. If the application is approved, the development or expansion must be completed within two (2) years from the date of Town Council approval or said approval becomes null and void, unless a written extension is requested and approved by the Town Manager or the review committee.

Any Construction Reimbursement Agreement with the Town shall include the provision that the reimbursement from the Town shall be terminated, and previous reimbursements shall be refunded to the Town: (1) if the applicant becomes delinquent in any taxes due to the town or (2) may be terminated at the sole discretion of the Town, if the applicant is in non-compliance with Town regulations.

The Town Council upon implementation of a Construction Reimbursement Agreement requires the company to continue operation in South Windsor, under terms and for a period of time to be determined by the Town Council. In the event of failure to meet those conditions, the Company must refund all prior reimbursements to the Town of South Windsor.

These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, by resolution of the Town Council only after notification to the Economic Development Commission, Redevelopment Agency (where appropriate) and members of the review committee.

TOWN OF SOUTH WINDSOR
ROAD CONSTRUCTION, UTILITY EXTENSION AND IMPROVEMENT ASSISTANCE
APPLICATION FORM

Applicant: _____

Address: _____ Telephone #: _____

Agent: _____

Address: _____ Telephone #: _____

Property Description: Assessor's Map # _____ Parcel # _____ Vol. _____ Page _____

Total Acreage _____ Number of lots Proposed _____

Does this project require a subdivision? _____ (Yes/No)

If yes, have appropriate approvals been obtained? _____ (Yes/No)

If no, has the Public Works Department reviewed the engineering plans? _____ (Yes/No)

The application for assistance shall include the following:

1. Two (2) copies of a completed application form.
2. Two (2) copies of a plan showing the proposed development and the improvements to be funded by the program; including a location key map.
3. Five (5) copies of a written report containing the following sections:
 - a. A brief description of the project; Evidence which demonstrates that the Town's participation in this project is necessary to allow the applicant to develop and sell property at prices competitive in the market area.
 - b. A preformed analysis which itemizes all costs necessary to complete the development, showing costs which are reimbursable under the programs, and showing a per acre sale price with and without Town participation (quantities of materials must be shown where appropriate).
 - c. A tax revenue analysis which shows the before improvement revenues to the Town and the after improvement revenues projected over a seven (7) year period (all assumptions used must be stated).
 - d. A statement describing what other sources of public financing or other public improvement incentives will be sought by the applicant.
 - e. Documentation or copies of correspondence from appropriate Town staff or commissions responsible for review and approval of plans stating the status of their review or their action.
 - f. Other information required by the Town Manager or the Economic Development Commission

Applicant's Signature

Date

Owner's Signature

Date

Applications must be submitted to the Office of the Town Manager at the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut 06074.

Approved: 07-07-03



Demographic Summary Report

Source: Buxton Demographic Report 9/15/2020.

All values are based on the 2019 estimate.

Population

The total population estimate is 27,599. Of this total, 48.6% are male, and 51.5% are female. The median age is 43.4. Population density is 1,037.11/sq. mile.

Households

The total household estimate is 11,080.

Income

The average household income is \$125,591. The median household income is \$97,468.

Race & Ethnicity

White: 76.8%. Black: 5.6%. Native American: 0.3%. Asian: 13.0%. Other: 1.8%. Two or More Races: 2.5%. Hispanic or Latino: 5.6%.

Housing

Total Housing Units: 11,468. Owner Occupied with Mortgage/Loan: 56.3%. Owner Occupied, Owned Free and Clear: 22.5%. Renter Occupied: 21.3%. Vacant: 3.4%.

Employment

Total Population 16+: 22,922. Total Labor Force: 70.0%. Of this percentage, 96.7% are Employed*.

**2019 estimate, pre-COVID values.*

Tax Information

Tax Payments are due and payable July 1 of each calendar year. The 2020 Mill Rate is 37.88 or \$37.88 for each \$1,000 of assessed value. Assessed value is most simply 70% of the market value of either real or personal property.

ABOUT THE REGION
GREATER HARTFORD METROPOLITAN REGION

Transportation

Bradley International Airport, the second largest airport in New England, is located just 15 minutes north of South Windsor. The airport is well known for being first in the northeast for reliability, is easily accessible, and congestion-free. With over 300 flights per day, any nationwide destination can easily be reached. Major passenger airlines, regional airlines and air cargo carriers serve the region.

One of Metro Hartford's greatest advantages is its first class highway system. Two major interstates, I-91 and I-84 intersect in Hartford. Both I-84 and I-91 link the region to I-90, which extends east to Boston and west through upstate New York. I-91 stretches north into Canada and south to New Haven. I-95 ventures east and west from New Haven, providing access to Rhode Island and New York City.

Quality of Life

Standard of living is not the same as quality of life. The MetroHartford Region, however, enjoys both a very comfortable standard of living and a vibrant quality of life. You and your employees can take advantage of a wide array of entertainment and cultural activities: spectator sports, theatres, museums, galleries, parks, water sports, skiing, golf and more. Quaint New England villages dot the landscape and offer scenic charm throughout the seasons.

Highly Educated Population

MetroHartford is known for its highly educated and skilled population. With productivity 6% above the national average, continued productivity gains will help keep your business competitive. Our strong educational rankings: 1st in the nation in writing, reading and math; 2nd highest in the nation for high school graduation attainment and 3rd highest in the nation for college attainment. We are proud of our community technical college system and of our strong network of prestigious four-year colleges and universities. The % of adults with a bachelors degree or higher in South Windsor was 50%. In the state of CT it was 38%.





Business Environment

The MetroHartford Region boasts a strategic location poised for growth. We have an exceptional telecommunications, fiber and power infrastructure, the 2nd largest airport in New England, and a highly educated and productive workforce. Recognizing the need for a prepared, available workforce, the region has been instrumental in developing demand driven training modules to support and help our businesses grow. Public officials throughout the MetroHartford region have participated in the region's nationally recognized "Economic Development for Public Officials" education program to increase their knowledge of the business development process. They understand the importance of working with you on your business needs and are ready to facilitate your relocation or expansion efforts.

Low-Cost Office Environment

The cost of operating in MetroHartford competes favorably with other major metropolitan areas. Based on your company's preference, office space to satisfy a diversity of needs can easily be found throughout the region. Office lease rates and operating expenses are below the average rates found in cities such as Atlanta, Chicago, Baltimore, Boston and New York.

Basic Tax Information

- Sales Tax is 6.35%
- The State Corporate Income Tax rate is 7.5%
- Occupancy Tax for rental of hotel rooms for 30 days or less is 15%.
- Property Tax—Real and Personal—Connecticut has no state property tax. Each municipality assesses property at 70% of value and sets its own tax rate.
- Depreciation Schedule on Personal Property. Connecticut has a standard depreciation schedule for personal property; however, the State allows each town the flexibility to modify the schedule on a site and project basis.

Energy Reliability and Efficiency



We are proud of our power reliability and you will hear that even in the 1960's blackout, Hartford's lights were on! Connecticut's conservative bent has never fluctuated when it comes to using energy. Not only does Connecticut use less energy than most states, it uses that energy more efficiently. Since your business may have more efficient usage of energy, look beyond per unit cost—your overall cost of energy may be lower.