

## **TOWN MANAGER'S REPORT**

**To: Members of the South Windsor Town Council**

**From: Matthew B. Galligan, Town Manager**

**Subject: Town Manager's Report for 4/17/17 Town Council Meeting**

**Date: April 13, 2017**

### **Election Locations**

I have met with the Registrars, and I am trying to determine the best place for holding elections in the Town of South Windsor. I know the Town Council was concerned about using schools due to security issues that could arise during an election while the school is open. I am having Clay Major review all of our municipal buildings to ensure that we are ADA compliant for elections. The Registrars brought to my attention that some municipal buildings are not currently ADA compliant for election purposes. When the Town takes over Wapping School, it could be a potential election location. I am also reviewing Firehouses 1 and 3 for possible places, and I have thought about working with vendors in Town who would be able to host elections while also supplying food. Once I am able to contact vendors, I can compare the cost to how much we currently spend on elections. I am hoping to wrap up this process as quickly as possible. As soon as Clay Major finishes his report, I will send an email to the Council to set up review meetings. In any event, there will most likely be redistricting of polling places, and the Council will need to highlight the areas to be used for Election Day activities. I want to remind the Council that Presidential primary elections are held in February, so facilities need to be accessible for elections at any point during the year. Attached to this report are my recommendations.

### **Nevers Road Sledding Hill**

I have been negotiating with the owners of the Sledding Hill on Nevers Road. I am putting together a Public Hearing to be held at the next Regular Meeting because the bonds being used for recreational purposes require an ordinance to be created when purchasing any type of property. The Public Hearing is required to create the ordinance, and then the Council can approve the ordinance if they wish to move forward. The price

of the land is \$600,000 which is about a \$100,000 difference from the appraisal, but the owner is adamant that they will get \$600,000 if they seriously market the property. The Sledding Hill has been used by the Town and enjoyed by the community for many years, and the family let the Town rent the property for \$1 per year as long as the Town had liability insurance. It has become an icon in the Town and has been a great recreation location. I feel if the Town did not purchase this property now that it will cost us more in the long run as providing services to possible housing on that property would far outweigh the purchase price. I am recommending that the Town Council move forward with this purchase so we can ensure the Town will have control of the property for the next winter season.

### **ALDI Tax Abatement**

I am recommending that the Town Council adopt the proposed tax abatement for the ALDI expansion. When ALDI came to South Windsor seven years ago, they built a 490,000 square foot facility which services the 64-72 supermarkets throughout the region. At that time, ALDI received a seven-year, 100% tax abatement because they spent \$3.5 million redoing Rye Street in order to accommodate the Town. The Town originally had Rye Street scheduled as a bonded project, but ALDI took on the project instead. ALDI technically did not receive 100% of their abatement because of the amount of money spent on the Rye Street project.

ALDI is looking to spend \$14 million on the expansion and hire 45 more employees at the facility. The expansion will allow them to serve up to 129 stores and to provide more products in their current stores. Their first abatement ended last year, and the Town received over \$1 million on new revenues that helped defray costs and keep the tax rate steady.

During the proposed abatement, the Town will be receiving \$135,000 in new tax revenue as well as \$195,000 in building permit fees. Over the seven-year period, the Town will receive over \$1 million in revenue, and once the abatement ends, there will be an additional \$200,000 per year in revenue.

ALDI was looking to build an additional facility in the Hudson Valley region, but after I had extensive discussions with them, they decided to expand their facility in South Windsor. They are a good company with good salaries, medical benefits, and 401k options for their employees which allows more money to be put into our local economy.

### **Joint Work Session and Public Hearing**

This is another friendly reminder to the Town Council that there will be a joint Budget Work Session between the Board of Education and the Town Council on April 24<sup>th</sup> at Timothy Edwards Middle School in Room Alt 6. The Superintendent and I will discuss our collective budget adjustments due to the State of Connecticut's proposed budget reductions to local municipalities. Also, on April 27<sup>th</sup>, we are scheduling a Public Hearing on the Board of Education and Town Budgets, and this will also be held at Timothy Edwards Middle School in Room Alt 6. We are hoping that there will be some different news on April 27<sup>th</sup> if the State Legislators reveal their budget changes or proposed negotiations with the Governor.

### **Vacation**

I will be out of the office from May 1<sup>st</sup> to May 5<sup>th</sup> on vacation with my wife. All emergency protocols will be in place, and Vanessa Perry will be the Acting Purchasing Director during that week.