

## REVISED AGENDA

**TOWN COUNCIL  
VIRTUAL MEETING**

**SPECIAL MEETING  
MONDAY, JULY 27, 2020  
TIME: 7:00 P.M.**

**To make public comments over the phone at the July 27, 2020 Town Council Special Meeting, please call 855-925-2801 and use Code 9898**

**REMINDER:** There is a Public Hearing scheduled tonight at 7:15 p.m. to receive citizen input on a proposal to quit claim a utility parcel at 240 Ellington Road to Scannell Properties for economic development purposes.

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Mayor's Remarks**
- 4. Communications and Reports from Town Manager**
- 5. Public Input**  
[The public is welcome to email comments to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov). Town Council members will not respond to any public comments/questions.]
- 6. Communications**
- 7. Special Business**
  - A. Resolution Accepting the Resignation of Alan Larson (D) from the Park & Recreation Commission**  
(Councilor Evans)

BE IT RESOLVED that the South Windsor Town Council hereby accepts, with regret, the resignation of Alan Larson (D) from the Park & Recreation Commission; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Alan Larson for the time he has dedicated to serving his community by his membership on the Park & Recreation Commission.

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**7. New Business (Continued)**

**B. Resolution Authorizing the Transfer of 2.24 Acres of Real Property to Scannell Properties #419 LLC**  
**(Deputy Mayor Pendleton)**

WHEREAS, Scannell Properties #419 LLC is interested in acquiring all rights to a certain 2.24-acre parcel of property that is currently subject to a right of reverter of the Town; and

WHEREAS, Scannell Properties #419 LLC is interested in acquiring the parcel in conjunction with its anticipated development of 240 Ellington Road; and

WHEREAS, pursuant to Public Act 09-4, the transfer of the parcel is required to be used for economic development purposes; and

WHEREAS, the Quit Claim will provide for a transfer of the Town's rights in and to the 2.24-acre parcel with a right of reverter to the Town if a Certificate of Occupancy is not issued for the development at 240 Ellington Road within five (5) years thereof; and

WHEREAS, the transfer of the parcel was the subject of a public hearing of the Town Council on July 27, 2020; and

WHEREAS, on November 12, 2019, the South Windsor Planning & Zoning Commission approved an economic development project which included the transfer of rights to said parcel in conjunction with the development of 240 Ellington Road; and

WHEREAS, the Town desires to transfer its rights to the parcel to Scannell Properties #419 LLC in accordance herewith.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town that:

1. The transfer of the Parcel to Scannell Properties #419 LLC, for the consideration stated herein, is hereby approved and the Town Manager is authorized to execute and deliver a Quit-Claim Deed and any other documents necessary or desirable to accomplish such transfer in accordance with this Resolution; and
2. This Resolution shall become effective immediately upon its approval.

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**7. New Business (Continued)**

**C. Resolution Approving Offer of a Tax Assessment Agreement with Scannell Properties #419 LLC**  
**(Councilor Maneeley)**

WHEREAS, the Town of South Windsor's Tax Partnership Program, established pursuant to Connecticut General Statutes Section 12-65b, is intended to encourage the development and expansion of quality businesses in Town through tax and other economic incentives, and is designed to retain and attract businesses that will generate substantial additional tax revenues and employment opportunities for the Town while providing quality goods and services; and

WHEREAS, the South Windsor Economic Development Commission recommends, pursuant to said program, that a tax assessment agreement be offered to Scannell Properties #419 LLC as an incentive to develop the property known as 240 Ellington Road with a multi-tenant commercial building in a commercial zone consisting of 182,000 square feet (the "Real Property").

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council is pleased to offer a tax assessment agreement between the Town and Scannell Properties #419 LLC reducing the amount of the estimated \$8,700,000 real property assessment of the Real Property by 30% for a period of five (5) years. The estimated tax benefit reduction for the multi-tenant building will be approximately \$337,500 annually, commencing with the Grand List following the date the Certificate of Occupancy is issued; provided, however, that if such assessment is changed by any future Town evaluation, the new assessed value of the Real Property shall be reduced by the percentage applicable to the year within the five (5) year period such assessment is changed; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer to Scannell Properties #419 LLC is conditioned upon Scannell Properties #419 LLC (1) meeting the estimated \$12,400,000 construction cost figures for the building and agreeing to the estimated assessment figure of \$8,700,000; and (2) continuing to pay the real estate taxes on the Real Property for a minimum of ten (10) years from the date the Certificate of Occupancy is issued; if Scannell Properties #419 LLC fails to meet either of these conditions, Scannell Properties #419 LLC shall be liable and shall pay the Town of South Windsor for all of the tax benefit reductions it has received pursuant hereto; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer is contingent upon Scannell Properties #419 LLC execution of a written agreement reflecting the terms set forth in the Resolution and such other terms as the Town may require.

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**7. New Business (Continued)**

- D. Resolution Approving an Annual Salary for Town Manager Michael Maniscalco for Fiscal Year 2020/2021**  
**(Councilor Hockenberry)**

BE IT RESOLVED that the South Windsor Town Council hereby approves an annual salary increase of \_\_\_\_% for Fiscal Year 2020/2021 for Town Manager Michael Maniscalco, said annual salary rate increase will be retroactive from July 1, 2020.

- E. Resolution Approving an Annual Salary for Deborah W. Reid, Clerk of the Council for Fiscal Year 2020/2021**  
**(Councilor Snyder)**

BE IT RESOLVED that the South Windsor Town Council hereby approves an annual salary increase of \_\_\_\_% for Fiscal Year 2020/2021 for Deborah W. Reid, Clerk of the Council, said annual salary rate to be retroactive from July 1, 2020.

**8. Executive Session**

- A. To discuss personnel issues (Evaluations for Michael Maniscalco, Town Manager; and Deborah Reid, Clerk of the Council)**

**9. Adjournment**